

# Appendix P

---

Phase I Environmental Site Assessment



National Environmental and  
Engineering Due Diligence

## **PHASE I ENVIRONMENTAL SITE ASSESSMENT**



**VACANT LAND  
RIVERSIDE, CALIFORNIA 92501**

**EDI Project No.: 218-00295**

**August 3, 2018**

**Prepared for:**

**AFG DEVELOPMENT, LLC  
1451 RESEARCH PARK DR., SUITE 200  
RIVERSIDE, CA 92507**

21151 S. Western Ave.  
Suite 100  
Torrance, CA 90501  
Phone: 310.832.2300  
Fax: 310.362.8843



21151 S. Western Ave., Suite 100 | Torrance, CA 90501 | TEL 310-832-2300 | FAX 310-362-8843 | [www.edi-consultants.com](http://www.edi-consultants.com)

August 3, 2018

Jim Guthrie  
AFG Development, LLC  
1451 Research Park Dr  
Riverside, CA 92507-2111  
Tel: 951 334 9003  
[jim@guthriecompanies.com](mailto:jim@guthriecompanies.com)

RE: **Phase I Environmental Site Assessment**  
Vacant Lot  
Riverside, California 92501  
EDI Project No.: 218-0295

Dear Mr. Guthrie:

Pursuant to our agreement dated June 26, 2018, EDI Consultants, Inc. ("EDI") has conducted a Phase I Environmental Site Assessment (ESA) of the above referenced property conforming to the scope and limitations of ASTM Standard E 1527-13. The findings of this assessment are based upon a visual reconnaissance of the Subject Property, interviews with relevant personnel, limited observations of surrounding properties, and a records review including regulatory databases and historical use information. Any exception to, or deletions from, this practice are described in Sections 2.0-2.4 of this report.

This report was prepared for and may be relied upon by AFG Development, LLC and its participants, lenders, affiliates, successors, and assigns (collectively, "The Client") with respect to any loan(s) placed on the property described in the report. Any rating agency, issuer or purchaser of any security collateralized or otherwise backed by such loan(s), any servicer (and their collective successors and assigns), any underwriter co-underwriting any such securities, and any institutional provider(s) of any liquidity or credit support for such financings may also rely upon the report. The Client may, at its option, elect to include the report in its entirety in the offering memorandum or other disclosure materials relating to the Securitization (as defined below). We also consent to the inclusion of this report in its entirety in any form, whether in paper or digital format, including any electronic media such as CD-ROM or the internet, in any Prospectus Supplement or other offering document relating to any "Securitization" (defined as an offering of debt securities that, as applicable, are registered with the Securities Exchange Commission pursuant to the Securities Act of 1933, as amended [the "Act"], or are privately placed pursuant to an exemption from the Act, in which the property reported upon may be part of a pool of properties owned by various non-affiliated owners collateralizing such offering) and the filing, if applicable, and the dissemination thereof, and we consent to the reference to our firm under the caption "Experts" in such Prospectus Supplement or other offering document, at The Client's discretion.

---

---

## CERTIFICATIONS, LIMITATIONS AND STATEMENT OF INDEPENDENCE

---

---

This report has been prepared by the staff of EDI for The Client under the professional supervision of the principal and/or senior staff whose seal(s) and signatures appear hereon. Neither EDI, nor any staff member, has any interest or contemplated interest, financial or otherwise, in the subject or surrounding properties, or in any entity that owns, leases, or occupies the subject or surrounding properties or that may be responsible for environmental issues identified during the course of this investigation, and has no personal bias with respect to the parties involved.

The information contained in this report has received appropriate technical review and approval. The conclusions represent professional judgments and are founded upon the findings of the assessments identified in the report and the interpretation of such data based on our experience and expertise according to the existing standard of care. No other warranty or limitation exists, either expressed or implied.

The report was prepared in accordance with the scope and limitations of ASTM Standard E 1527-13 for the use and benefit of The Client, its successors, and assignees. It is based, in part, upon documents, writings, and information owned, possessed, or secured by The Client. Neither this report, nor any information contained herein shall be used or relied upon for any purpose by any other person or entity without the express written permission of The Client.

Report prepared by:

### EDI CONSULTANTS



Brian Tang, EIT  
Project Manager



Darrin A. Domingo, MBA, REPA, CHMM  
Registered Environmental Property Assessor – No. 642775  
Certified Hazardous Materials Manager – No. 11546



## TABLE OF CONTENTS

<b>1.0</b>	<b>EXECUTIVE SUMMARY .....</b>	<b>1</b>
<b>2.0</b>	<b>INTRODUCTION.....</b>	<b>2</b>
2.1	PURPOSE.....	2
2.2	DETAILED SCOPE OF SERVICES .....	3
2.3	SIGNIFICANT ASSUMPTIONS .....	3
2.4	LIMITATIONS AND EXCEPTIONS OF ASSESSMENT .....	3
2.5	SPECIAL TERMS AND CONDITIONS .....	4
2.6	USER RELIANCE .....	4
<b>3.0</b>	<b>SITE DESCRIPTION OVERVIEW .....</b>	<b>5</b>
3.1	PROPERTY LOCATION AND LEGAL DESCRIPTION .....	5
3.2	SITE AND VICINITY GENERAL CHARACTERISTICS .....	5
3.3	CURRENT USE OF THE PROPERTY .....	6
3.4	GENERAL SUBJECT PROPERTY CONDITIONS .....	6
3.5	UTILITIES .....	7
<b>4.0</b>	<b>USER PROVIDED INFORMATION .....</b>	<b>8</b>
4.1	TITLE RECORDS.....	8
4.2	ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATION .....	8
4.3	SPECIALIZED KNOWLEDGE .....	8
4.4	COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION .....	8
4.5	VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES .....	8
4.6	OWNER, PROPERTY MANAGER AND OCCUPANT INFORMATION.....	8
4.7	REASON FOR PERFORMING PHASE I ESA .....	9
4.8	OTHER.....	9
<b>5.0</b>	<b>ENVIRONMENTAL SETTING .....</b>	<b>11</b>
5.1	TOPGRAPHY AND REGIONAL SURFACE WATER .....	11
5.2	GEOLOGIC CONDITIONS .....	11
5.3	HYDROLOGIC CONDITIONS .....	11
5.4	OIL & GAS EXPLORATION.....	11
<b>6.0</b>	<b>HISTORICAL RECORDS REVIEW.....</b>	<b>12</b>
6.1	AERIAL PHOTOGRAPHS .....	12
6.2	FIRE INSURANCE MAPS.....	14
6.3	LOCAL STREET DIRECTORIES.....	14
6.4	HISTORICAL TOPOGRAPHIC MAPS .....	14
6.5	OTHER HISTORICAL INFORMATION.....	14
<b>7.0</b>	<b>SUBJECT PROPERTY RECONNAISSANCE .....</b>	<b>15</b>
7.1	METHODOLOGY & LIMITATIONS.....	15
7.2	INTERVIEWS.....	15
7.3	INTERIOR OBSERVATIONS.....	15
7.4	EXTERIOR OBSERVATIONS .....	15
7.5	WASTE MANAGEMENT AND REGULATED MATERIALS .....	16
7.6	STORAGE TANKS .....	16
7.7	POLYCHLORINATED BIPHENYLS (PCBs).....	17
7.8	ASBESTOS CONTAINING MATERIAL (ACM) .....	17
7.9	LEAD-BASED PAINT (LBP) .....	18
7.10	RADON .....	18
7.11	LEAD IN DRINKING WATER .....	18

7.12	VAPOR ENCROACHMENT CONDITION .....	18
<b>8.0</b>	<b>REGULATORY RECORDS REVIEW .....</b>	<b>20</b>
8.1	FEDERAL AND STATE REGULATORY REVIEW .....	20
8.2	LOCAL REGULATORY REVIEW .....	24
<b>9.0</b>	<b>FINDINGS AND CONCLUSIONS .....</b>	<b>25</b>
<b>10.0</b>	<b>SIGNATURES OF ENVIRONMENTAL PROFESSIONALS .....</b>	<b>26</b>
<b>11.0</b>	<b>QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS.....</b>	<b>27</b>
11.1	DEFINITION OF AN ENVIRONMENTAL PROFESSIONAL .....	27
11.2	RELEVANT EXPERIENCE.....	27

## **APPENDICES**

Appendix A:	Photographs
Appendix B:	Maps & Figures
Appendix C:	Computerized Environmental Report
Appendix D:	Supporting Documents
Appendix E:	Personnel Profiles/References

<b>PHASE I ESA SUMMARY</b>  <b>Vacant Lot</b> <b>Riverside, California 92501</b>				
Assessment Component	Acceptable	Routine Solution	Phase II	Estimated Cost
Historical Review	X			
On-site Operations	X			
Hazardous Materials	X			
Waste Generation	X			
PCBs	X			
Asbestos	X			
Lead-Based Paint	X			
Lead in Drinking Water	X			
Storage Tanks	X			
Surface Areas	X			
Vapor Encroachment Condition	X			
Regulatory Database Review	X			
Adjoining Properties	X			
Other				
This assessment has revealed no evidence of Recognized Environmental Conditions (RECs) in connection with the Subject Property and <b>no further action</b> is recommended at this time.				

---

---

## 1.0 EXECUTIVE SUMMARY

---

---

EDI Consultants, Inc. (“EDI”) performed a Phase I Environmental Site Assessment (ESA) of vacant land in the City and County of Riverside, California on July 31, 2018, herein referred to as the "Subject Property", is a 35.4 acre project site located in the northwestern section of the City of Riverside, and is generally bounded by Orange Street to the west, Strong Street to the north, State Route 60 to the south and Interstate 215 to the east. The Subject Property is comprised of the following eight parcels: 209-020-047, 209-020-048, 206-151-036, 209-060-026, 209-060-022, 209-070-014, 209-070-009, and 206-151-029. The project site currently has a General Plan Land Use designation of O - Office and MDR - Medium Density Residential, and Zoning designations of R-1-7000 - Single Family Residential, R-3-1500 - Multiple Family Residential, and R-1-7000-WC – Single Family Residential and Water Course Overlay.

The project site is currently vacant with the exception of a concrete flood control channel (University Wash) that bisects the site. The project site is located adjacent to residential uses to the north, Fremont Elementary School to the west, Interstate 215 to the east and State Route 60 to the south.

The review of available historical information revealed the Subject Property to be occupied by farmland and dwellings as far back as 1938 located along the northwest, southwest and eastern margins of the Subject Property. From at least 1953, the same areas appear to have been converted into single-family dwellings until they were razed between 1986-1989. In 1985, a stormwater channel was constructed along the central portion of the site, traversing from east to west. From 1989 up to the present, the Subject Property has been vacant land.

The Phase I Environmental Site Assessment is designed to provide The Client with an assessment concerning environmental conditions (limited to those issues identified in the report) as they exist at the property. This assessment was conducted utilizing currently accepted ESA industry standards in accordance with ASTM E 1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. ASTM Standard E-1527-13 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). Exceptions to or deletions from the scope of work are described in Section 2.0.

This assessment has revealed no evidence of Recognized Environmental Conditions (RECs) in connection with the Subject Property and **no further action** is recommended at this time.

---

---

## 2.0 INTRODUCTION

---

---

EDI was retained by AFG Development, LLC (“The Client”) to prepare a Phase I Environmental Site Assessment, in compliance with ASTM Standard Practice E1527-13 on the Subject in accordance with our agreement dated June 28, 2016.

### 2.1 PURPOSE

The purpose of this Phase I Environmental Site Assessment (ESA) is to define good commercial and customary practice in the United States of America for conducting an environmental site assessment of a parcel of commercial real estate with respect to the range of contaminants within the scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) and *petroleum products*. As such, this practice is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability (hereinafter, the “landowner liability protections,” or “LLPs”); that is, the practice that 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).

EDI 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 with respect to ASTM Standard E 1527-13.

ASTM Standard Practice E1527-13 defines a *Recognized Environmental Condition (REC)* 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. Conditions determined to be de minimis generally do 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 conditions are not Recognized Environmental Conditions or Controlled Recognized Environmental Conditions.

A *Controlled Recognized Environmental Condition (CREC)* is 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 (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

A *Historical Recognized Environmental Condition (HREC)* is a past release of any hazardous substances or petroleum products that has occurred in connection with the Property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the Property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

*De minimis conditions* are defined by ASTM as environmental conditions that generally do 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.

## **2.2 DETAILED SCOPE OF SERVICES**

The scope of work for this ESA is in general accordance with the requirements of ASTM Standard E 1527-13. EDI warrants that the findings and conclusions contained herein were accomplished in accordance with the methodologies set forth in the Scope of Work. These methodologies are described as representing good commercial and customary practice for conducting an Environmental Site Assessment of a property for the purpose of identifying recognized environmental conditions. No other warranties are implied or expressed.

## **2.3 SIGNIFICANT ASSUMPTIONS**

There is a possibility that even with the proper application of these methodologies there may exist on the Subject Property conditions that could not be identified within the scope of the assessment or which were not reasonably identifiable from the available information. EDI believes that the information obtained from the record review and the interviews concerning the site is reliable. However, EDI cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete. The methodologies of this assessment are not intended to produce all inclusive or comprehensive results, but rather to provide The Client with information relating to the Subject Property.

## **2.4 LIMITATIONS AND EXCEPTIONS OF ASSESSMENT**

The purpose of this report is to assess the Subject Property with respect to the presence of hazardous substances or petroleum products in accordance with the provisions of ASTM Standard E 1527-13.

The conclusions presented in this report are professional opinions, based solely upon visual observations of the Subject Property and vicinity and our interpretation of the available historical information and documents reviewed as described in this report. They are intended exclusively for the purpose outlined herein and for the Subject Property location and project indicated. EDI is a technical not legal firm, as such we offer no opinion as to the legal aspects of environmental compliance (permitting, remediation, etc.) and anyone relying upon this report should have this ESA reviewed by counsel regarding any legal issues. This report is intended for the sole use of The Client. The scope of services performed in execution of this investigation may not be appropriate to satisfy the needs of other users, and any use or reuse of this document or the findings, and conclusions, presented herein is at the sole risk of said user.

It should be recognized that this study was not intended to be a definitive investigation of contamination at the Subject Property. It is possible that currently unrecognized contamination may exist at the Subject Property. Opinions presented herein apply to Subject Property conditions existing at the time of our investigation and those reasonably foreseeable. They cannot necessarily apply to Subject Property changes of which EDI is unaware and has not had the opportunity to evaluate. Additional information that becomes available after our survey and draft submission concerning the Subject Property should be provided to EDI so that our conclusions may be revised and modified if necessary, at additional cost. This Report has been prepared in accordance with our Standard Conditions for Engagement, which is an integral part of this Report.

This Phase I Environmental Site Assessment Report was performed in accordance with applicable, generally accepted environmental consulting practices currently practicing in the same locality under similar conditions and utilizing methods and procedures consistent with established commercial practices and in conformance with industry standards. The findings and conclusions contain all of the limitations inherent in these methodologies that are referred to in ASTM 1527-13. However, the following adjustment was made in accordance with the ASTM Standard:

- A data failure as defined under Section 8.3.2.3 of ASTM Standard Practice E1527-05 occurred, although we reviewed historic information back to 1938, it did not date to a time when the site was vacant land.

## **2.5 SPECIAL TERMS AND CONDITIONS**

The conclusions and findings set forth in this report are strictly limited in time and scope to the date of the evaluations. The conclusions presented in the report are based solely on the services described therein, and not on scientific tasks or procedures beyond the scope of agreed-upon services or the time and budgeting restraints imposed by the client. No subsurface exploratory drilling or sampling was done under the scope of this work. Unless specifically stated otherwise in the report, no chemical analyses have been performed during the course of this ESA.

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

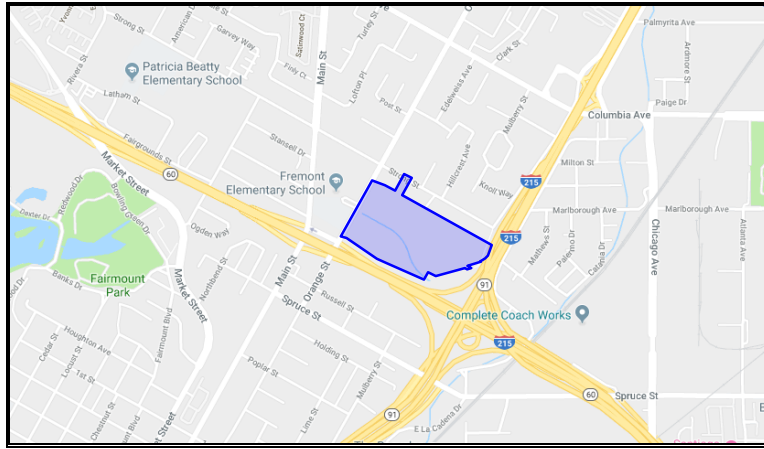
## **2.6 USER RELIANCE**

All reports, both verbal and written, are for the benefit of The Client, 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 EDI.

### 3.0 SITE DESCRIPTION OVERVIEW

#### 3.1 PROPERTY LOCATION AND LEGAL DESCRIPTION

The Subject Property is located in the City and County of Riverside, California. It is essentially sited at the northwest corner of the intersection of Interstate 215 and Route 60. Refer to the Site Location Map below:



Site Location Map

According to the Riverside County Assessor, the Subject Property is comprised of the following 8 different parcels of land with parcel numbers 209-020-047, 209-020-048, 206-151-036, 209-060-026, 209-060-022, 209-070-014, 209-070-009, and 206-151-029. The legal description can be found in Appendix D within client-provided preliminary title report.

#### 3.2 SITE AND VICINITY GENERAL CHARACTERISTICS

The Subject Property is located in a suburban setting which is characterized by commercial and residential development. The following is a tabulation of surrounding property usage:

Direction	Adjacent Properties	Surrounding Properties
North	A church and single-family residential development	Single-family residential development and vacant land
South	Light industrial developments and park and fly are located adjacent to the south across Freeway 60.	Single-family residential developments are located beyond.
East	Single-family residential development across Riverside Freeway.	Commercial office development is located beyond.
West	Several commercial buildings and Fremont Elementary School across Orange Street.	Main Street followed by single-family residential development.

No adverse surficial environmental conditions were observed on the adjacent and surrounding properties. Adjacent properties of concern, if any, are discussed in Section 8.0.

EDI did not observe evidence of any aboveground or underground storage tanks (ASTs or USTs) in the immediate vicinity of the Subject Property. According to the database report, no ASTs or USTs were listed adjacent to the Property.

A limited reconnaissance of those properties abutting and adjacent to the Property did not indicate the improper use, storage or handling of petroleum products and/or hazardous materials.

### 3.3 CURRENT USE OF THE PROPERTY

The approximately 35.4 acre project site is located in the northwestern section of the City of Riverside, and is generally bounded by Orange Street to the west, Strong Street to the north, State Route 60 to the south and Interstate 215 to the east. The Subject Property is comprised of eight parcels and currently has a General Plan Land Use designation of O - Office and MDR - Medium Density Residential, and Zoning designations of R-1-7000 - Single Family Residential, R-3-1500 - Multiple Family Residential, and R-1-7000-WC – Single Family Residential and Water Course Overlay.

The project site is currently vacant with the exception of a concrete flood control channel (University Wash) that bisects the site. The project site is located adjacent to residential uses to the north, Fremont Elementary School to the west, Interstate 215 to the east and State Route 60 to the south.

With the exception of the flood control channel at the central portion of the site, no structures or significant surface features were noted suspected of impacting the Subject Property at the time of EDI's site reconnaissance. Please see Section 4.8 for client-provided future use and development details of the Subject Property.

### 3.4 GENERAL SUBJECT PROPERTY CONDITIONS

PROPERTY FEATURES AND IMPROVEMENTS	
Property Name	Vacant land
Acreage	±35.4 acres
Shape of Parcel(s)	Irregular
Usage	Vacant undeveloped land
Number of Buildings	N/A
Stories	N/A
Construction Date	N/A
Square Footage	N/A
Basement/Slab-on-Grade	N/A
Number of Units	N/A
Ceiling Finishes	N/A
Floor Finishes	N/A
Wall Finishes	N/A
Exterior Finishes	N/A
HVAC	N/A
Elevators	N/A

PROPERTY FEATURES AND IMPROVEMENTS	
Renovation Date	N/A
Renovation Description	N/A
Vehicular Access	West La Cadena Drive (to the east) Freeway 60 (to the south) Orange Street (to the west)
Other Improvements	N/A
Property Coverage	Graded soil

The previous use of the Subject Property did not involve the storage or generation of significant quantities of hazardous wastes. At the time of EDI's site visit, the Subject Property was vacant.

### 3.5 UTILITIES

SUBJECT PROPERTY UTILITIES	
ELECTRICITY	N/A
WATER	N/A
SANITARY SEWER	N/A
INDUSTRIAL WASTEWATER	N/A
NATURAL GAS	N/A
SOLID WASTE	N/A

No utility services are currently connected to the Subject Property as it is vacant land.

---

---

## **4.0 USER PROVIDED INFORMATION**

---

---

Pursuant to ASTM E 1527-13, EDI requested the following site information from AFG Development, LLC (User of this report).

### **4.1 TITLE RECORDS**

EDI reviewed the Subject Property's Preliminary Title Report (Appendix D) dated April 25, 2018 prepared by First American Title Insurance Company National Commercial Services on behalf of Jim Guthrie. Inasmuch as the Preliminary Title Report only provides the names of the previous owners and little information, if any, about the actual uses or occupancies of the property, this information was consulted in conjunction with other standard historical sources. Based upon this review, no previous property owners were identified which are suspected of impairing the environmental quality of the property.

### **4.2 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATION**

EDI requested information from the User regarding knowledge of environmental liens, activity and use limitations for the Property. 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.

### **4.3 SPECIALIZED KNOWLEDGE**

EDI inquired with the User regarding any specialized knowledge of environmental conditions associated with the Subject Property. The User was not aware of any environmental conditions associated with the Subject Property.

### **4.4 COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION**

EDI inquired with the User regarding any specialized knowledge of environmental conditions associated with the Subject Property. The User was not aware of any environmental conditions associated with the Subject Property.

### **4.5 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES**

EDI inquired with the User regarding any knowledge of reductions in property value due to environmental issues. The User was not aware of any valuation reductions associated with the Subject Property.

### **4.6 OWNER, PROPERTY MANAGER AND OCCUPANT INFORMATION**

AFG Development, LLC reportedly owns the Subject Property. It is currently vacant and unoccupied.

#### 4.7 REASON FOR PERFORMING PHASE I ESA

The purpose of this Phase I Environmental Site Assessment (ESA) was to identify existing or potential Recognized Environmental Conditions (as defined by ASTM Standard E-1527-13) in connection with the Subject Property. This 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 E-1527-13 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).

EDI 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.

#### 4.8 OTHER

EDI inquired with the User regarding any other knowledge regarding the Subject Property. The User was aware of and provided the following information associated with the Subject Property:

- The proposed mixed-use project consists of multi-family residential dwelling units, multi-tenant commercial buildings, a vehicle fueling station, a drive-thru restaurant, two hotels, a Recreational Vehicle (RV) overnight parking component, and on-site activities (e.g., farmers market, outdoor entertainment).
- The residential portion of the project will be constructed on approximately 18.4 acres on the northern half of the project site and includes a total of 482 one-, two- and three- bedroom residential units in 21 three-story buildings. Project plans identify 479,773 square feet of residential space, resulting in a density of 26.2 dwelling units per acre. A total of 886 vehicle parking spaces are proposed for the residential use.
- The commercial/retail, vehicle fueling station and drive-thru restaurant portion of the project would be located on approximately 7.6 acres on the southwest corner of the project site and includes a total of 49,500 square feet of multi-tenant lease space for restaurant and commercial retail tenants spread across 8 single-story buildings. The retail areas would generally operate 12 to 15 hours a day, with the exception of the proposed gas station, which would operate 24 hours a day. A total of 417 parking stalls are proposed for the commercial component of the project.
- Two hotel buildings would be located on approximately 7.4 acres, near the southeast corner of the project site. The proposed RV Parking is located in the southeast corner of the project site, closest to the I-215/SR 60 interchange, adjacent to the proposed hotels. The RV Parking will contain 23 RV spaces and 23 vehicle stalls. The two, four-story hotels will total 130,000 square feet and contain 229 guest rooms. The hotels will operate independently of each other. The hotels and RV Parking would operate 24 hours a day. A total of 229 parking spaces are proposed for the two hotels.
- The proposed development includes provisions for live entertainment and events and a farmers market to serve the proposed residences and surrounding community. The live entertainment would occur within the courtyard in the center of Buildings P1 through P4. The events would occur on occasion, on Fridays, Saturdays, or Sundays. Events could include farmers market, outdoor entertainment, car shows (demonstration only) and similar type events.
- Vehicular access to the project site would be provided by one driveway entrance located east of the site along La Cadena Drive, and two driveways located along the northwest boundary of the site on Orange Street. Residents would primarily access the site through the entrances located at La Cadena Drive and the northern-most driveway along Orange Street; retail customers and hotel visitors would primarily access the site through the driveways along Orange Street.

- A Minor Conditional Use Permit has been submitted for freeway oriented signage up to 60 feet in height, as measured from the grade of the adjacent freeway.
- As part of the proposed development the applicant has submitted a Parcel Map subdividing 8 parcels into 15 parcels.
- Construction on the project is anticipated to begin in 2019, with full occupancy anticipated by 2022.

---

---

## 5.0 ENVIRONMENTAL SETTING

---

---

Information regarding hydrological conditions in the region was obtained from review of a United States Geological Survey (USGS) 7.5 Minute Topographic Map, review of United States Department of Agriculture (USDA) Soil Conservation reports, computerized environmental report, ground water contour maps, and local regulatory sources.

### 5.1 TOPOGRAPHY AND REGIONAL SURFACE WATER

TOPOGRAPHY AND REGIONAL SURFACE WATER	
ELEVATION (feet above mean sea level)	844 feet above mean sea level
INFERRED GROUNDWATER GRADIENT	Westerly direction
NEAREST WATER BODY	Lake Evans (west), Santa Ana River (west)
SOURCE (USGS Topographic Quadrangle)	<i>Riverside East , California, 1967 photo-revised 1973</i>

Storm water collects on the vacant land surface of the site and percolates into the soils. No catch basins or storm drains were identified.

### 5.2 GEOLOGIC CONDITIONS

There are no predominant geological surface features such as rock outcroppings on the Subject. The geology of the Subject Property area consists of Quaternary alluvial deposits, with underlying Mesozoic igneous and metamorphic crystalline rocks.

### 5.3 HYDROLOGIC CONDITIONS

Under natural, undisturbed conditions, shallow groundwater flow generally follows the topography of the land surface and on this basis, the topography suggests that groundwater flow across the site is in a southerly direction, towards Lake Evans and the Santa Ana River. However, localized conditions can alter flow directions and thus the expected flow may not coincide with actual groundwater flow in the subject area. Groundwater depths and flow gradients are best evaluated by a subsurface investigation involving the installation of at least three groundwater monitoring wells and precise measurements of hydrostatic pressure. Monitoring wells were not observed on the Subject Property.

### 5.4 OIL & GAS EXPLORATION

The on-site reconnaissance addressed oil and gas exploration at the Subject Property. No evidence of oil or gas wells or the drilling of oil and gas wells was observed on site. In addition, EDI's review of the State of California Division of Oil and Gas and Geothermal Resources (DOGGR) online mapping system did not indicate any onsite oil, gas, or geothermal fields on or in the vicinity of the Subject Property.

## 6.0 HISTORICAL RECORDS REVIEW

EDI attempted to determine the history of the Subject Property dating back to 1940 or first developed use. Specifically, EDI attempted to review previous reports, historic aerial photographs, city directories, fire insurance maps, and land title records; and conducted interviews. It should be noted that EDI could only identify records back to 1938. Regardless, based on the information obtained, no observed indications or historical findings have suggested the Subject Property being utilized for environmentally sensitive purposes such as dry cleaning or auto repair; the Site has always been vacant land. The discussion of the reviewed historical resources is provided below.

The review of available historical information revealed the Subject Property to be occupied by farmland and dwellings as far back as 1938 located along the northwest, southwest and eastern margins of the Subject Property. From at least 1953, the same areas appear to have been converted into single-family dwellings until they were razed between 1986-1989. In 1985, a stormwater channel was constructed along the central portion of the site, traversing from east to west. From 1989 up to the present, the Subject Property has been vacant land.

Review of the standard historical sources did not yield evidence that storage tanks or vessels used for the storage of significant amounts of hazardous materials or petroleum products were present on site or the adjoining properties.

### 6.1 AERIAL PHOTOGRAPHS

Aerial photographs depicting development of the Subject Property and surrounding were obtained from GeoSearch.com. Copies of the photographs are included in Appendix B. The following is a summary of each photograph reviewed:

HISTORICAL AERIAL PHOTOGRAPH SUMMARY TABLE					
YEAR	SUBJECT PROPERTY	NORTH	SOUTH	EAST	WEST
1938	Farmland, barns and dwellings are located on the northwest, southwest, south and eastern margins of the Subject Property.	Farm land and dwellings are located adjacent to the north .	Dwellings and vacant and farm land located adjacent to the south .	Dwellings are located adjacent to the southeast .	Dwellings , the elementary school and farm land are located adjacent to the west across Orange Street.
1948	NSC	NSC	NSC	NSC	NSC
1953	Additional dwellings are located on the northwest, southwest, south and eastern margins of the Subject Property.	NSC	NSC	NSC	NSC

<b>HISTORICAL AERIAL PHOTOGRAPH SUMMARY TABLE</b>					
<b>YEAR</b>	<b>SUBJECT PROPERTY</b>	<b>NORTH</b>	<b>SOUTH</b>	<b>EAST</b>	<b>WEST</b>
1963	NSC	NSC	Vacant land and some apparent commercial structures are located adjacent to the south across freeway 60.	Vacant land and the circumferential road is now located adjacent to the southeast.	NSC and additional school buildings are located adjacent to the west across Orange Street.
1966	NSC	NSC	NSC	NSC.	NSC
1967	NSC	NSC	NSC	NSC.	NSC
1974	NSC	The existing single-family residential developments are located adjacent to the north.	NSC and additional light industrial developments are located to the southeast.	NSC	The existing elementary school and residential development are located adjacent to the west across Orange Street.
1975	NSC	NSC	NSC	NSC	NSC
1985	A stormwater channel has been constructed at the central portion of the site traversing from east to west.	NSC	NSC	NSC	NSC
1989	Vacant land is on-site.	NSC	NSC	NSC	NSC
1994	NSC	NSC	The existing light industrial and commercial buildings are located to the southeast.	NSC	NSC
2002	NSC	NSC	NSC	NSC	NSC
2004	NSC	NSC	NSC	NSC	NSC
2005	NSC	NSC	NSC	NSC	NSC
2006	NSC	NSC	NSC	NSC	NSC
2009	NSC	NSC	NSC	NSC	NSC
2010	NSC	NSC	NSC	NSC	NSC
2012	NSC	NSC	NSC	NSC	NSC
2014	NSC	NSC	NSC	NSC	NSC
2016	NSC	NSC	NSC	NSC	NSC

NSC – No Significant Change from previous year

The review of historical aerial photographs indicated that the Subject Property was developed with row crops and farmsteads since at least 1938. The photographs did not indicate any obvious evidence of past activities or structures which may have impacted the environmental integrity of the Subject Property. No indications of past heavy industrial, manufacturing, liquid storage or environmental degradation were observed at the Subject Property or surrounding area during the aerial photograph review.

## 6.2 FIRE INSURANCE MAPS

Fire Insurance Maps constitute a source of prior site uses of real property for many cities and towns. The maps were originally created to assist insurance underwriters in understanding the potential fire risk of structures requiring insurance; however, they are also useful in determining the previous uses of a property. Sanborn maps often contain information relating to uses of individual structures, location of certain petroleum and chemical storage tanks, and the storage of other potentially toxic substances.

GeoSearch.com conducted a search of Fire Insurance Company maps for the area including the Subject Property. No Fire Insurance map coverage was available for the Subject Property area. A copy of the “No Coverage” letter provided by ERIS can be found in Appendix D.

## 6.3 LOCAL STREET DIRECTORIES

Historical street directories for the Subject Property and adjacent properties were obtained from GeoSearch.com. Copies are included in Appendix D.

The Subject Property address was not listed in the directories. The surrounding properties were identified as primarily residential tenants, including a church and elementary school, which are consistent with EDI’s observations during the site reconnaissance and review of other historical resources. The review of historical street directories did not indicate any obvious evidence of past industrial, manufacturing, service station or dry cleaning uses at the Subject Property or adjoining properties; activities which may have adversely impacted the site.

## 6.4 HISTORICAL TOPOGRAPHIC MAPS

A USGS Historical Topographic Map 7.5-minute series – *Riverside East, California* Quadrangle for the Subject Property and adjacent properties was obtained from the USGS and a copy is included in Appendix B. The following is a summary of this map:

TOPOGRAPHIC MAP SUMMARY TABLE					
YEAR	SUBJECT PROPERTY	NORTH	SOUTH	EAST	WEST
1967 photo revised 1973	Developed land	Developed land	Developed land	Developed land	Developed land

The 1967 photo-revised in 1973 topographic map does not identify individual buildings or development on the subject property due to the concentration of structures in this area of Riverside, but rather shows the area shaded denoting urbanized land use and identifies only landmarks as distinct structures. Of importance, no evidence of oil or gas wells and wetlands were depicted on or immediately adjoining the Subject Property.

## 6.5 OTHER HISTORICAL INFORMATION

Although requested, no previously prepared Phase I or II Environmental Assessments or lead-based paint or asbestos surveys were provided for our review.

## **7.0 SUBJECT PROPERTY RECONNAISSANCE**

### **7.1 METHODOLOGY & LIMITATIONS**

The Subject Property reconnaissance was conducted on July 31, 2018, by Shawn Bologna, of EDI. The weather at the time of the reconnaissance was hot and sunny with a temperature of the 95 degrees Fahrenheit. The key site manager for the reconnaissance was Mr. Jim Guthrie, Subject Property Owner. A Pre-Survey Questionnaire to be filled out and returned to EDI by someone knowledgeable about the site was provided to Mr. Guthrie, Subject Property tenant. A copy of the blank Pre-Survey Questionnaire is provided in Appendix D.

There were no structures to access at the time of our site visit; the Subject Property is vacant land. There were no notable portions of the Subject Property excluded from this survey.

### **7.2 INTERVIEWS**

The following information was provided by individuals contacted by EDI in connection with the Subject Property. Findings from these interviews are discussed in the appropriate sections in this report.

<b>INTERVIEW COMMENTS</b>		
<b>CONTACT</b>	<b>RELATION TO SUBJECT PROPERTY</b>	<b>DETAILS OF CONVERSATION</b>
Mr. Jim Guthrie	Intermediary	Mr. Guthrie indicated that she was not aware of USTs, chemical spills, emergency response incidents or other conditions of potential environmental concern. Mr. Guthrie indicated that no existing RECs, deficiencies, or other environmentally related problems are known to exist at the Subject Property.
Other	N/A	No additional interviews were conducted by EDI during the course of this Assessment.

### **7.3 INTERIOR OBSERVATIONS**

The following table summarizes issues on which the survey of interior areas of the Subject Property focused:

<b>INTERIOR SURVEY</b>		
<b>ITEM</b>	<b>NOTED</b>	<b>LOCATION AND DESCRIPTION</b>
Processes that generate petroleum products or hazardous substances		N/A
Unusual odors		N/A
Pools of liquid		N/A
Drums		N/A
Stains or corrosion		N/A
Drains and Sumps		N/A
Oil-containing equipment		N/A

## 7.4 EXTERIOR OBSERVATIONS

The following table summarizes issues on which the survey of exterior areas of the Subject Property focused:

EXTERIOR SURVEY		
ITEM	NOTED	LOCATION AND DESCRIPTION
Storage tanks		N/A
Unusual odors		N/A
Areas of asphalt patch or surface depressions		N/A
Drums		N/A
Oil-containing equipment		N/A
Stained soil or pavement		N/A
Stressed vegetation		N/A
Fill material of questionable origin/ Piles		N/A
Wastewater		N/A
Monitoring Wells		N/A
Catch basins or dry wells		N/A
Septic systems		N/A
Wetlands		N/A
Other	√	There is a stormwater channel located along the central portion of the site. The stormwater channel appears to flow from east to west. A visual assessment of the water channel indicates that it is free of excessive debris and appears to be currently dry. The stormwater channel is a manmade structure and is recharged by stormwater runoff.

## 7.5 WASTE MANAGEMENT AND REGULATED MATERIALS

No solid waste is generated on site. The Subject Property is currently vacant land. Sources of potential environmental impact were not observed on or around the Subject Property at the time of inspection.

The Subject Property was not identified in any of the state or federal database reviewed. (see *Section 8.1*). EDI did not identify evidence of the usage, storage or generation of hazardous materials or wastes at the Subject Property.

## 7.6 STORAGE TANKS

### 7.6.1 UNDERGROUND STORAGE TANKS (USTs)

Visual evidence (i.e., pipes, vents, pumps, stains, or accessways) indicating past or present USTs at the Subject Property was not apparent. In addition, the regulatory records review as discussed further in Section 8.1 does not indicate evidence of past or present USTs at the Subject Property.

#### 7.6.2 ABOVEGROUND STORAGE TANKS (ASTs)

Visual evidence that would indicate past or present ASTs at the Subject Property, such as a concrete foundation or containment walls, pedestals, or steel support structure, was not apparent during the Subject Property visit. In addition, the regulatory review as discussed further in Section 8.1 did not indicate evidence of past or present ASTs.

### 7.7 POLYCHLORINATED BIPHENYLS (PCBs)

Polychlorinated Biphenyls (PCBs) are known hazardous materials that are found in coolants or lubricating oils used in some electrical transformers, light ballasts, electrical panels or other similar equipment. PCB content in electrical transformers has been grouped into three (3) regulatory categories by the federal government. Parts per million is signified by ppm.

0 - 50 ppm	non-PCB unit
50 - 500 ppm	PCB contaminated unit
>500 ppm	PCB unit

Utility companies often own transformer equipment and typically assume the responsibility for repair or replacement of damaged or leaking units and for required cleanup or remediation activities. Indications of damage or leakage should be immediately reported to the responsible utility company.

No major electrical equipment (transformers, capacitors) likely containing PCB oils was observed at the Subject Property.

### 7.8 ASBESTOS CONTAINING MATERIAL (ACM)

The use of asbestos in many building products was banned by the U.S. Environmental Protection Agency (EPA) by the late 1970s. In 1989, EPA issued a ruling prohibiting the manufacturing, importation, processing, and distribution of most asbestos containing products. This rule, known as the Ban & Phase-Out Rule, would have effectively banned the use of nearly 95% of all asbestos products used in the United States. However, the U.S. 5th Circuit Court of Appeals vacated and remanded most of the Ban and Phase Out Rule in October 1991. Due to this court decision, many asbestos containing product categories not previously banned (prior to 1989) may still be in use today. Among these common material types found in buildings are floor tile and roofing materials.

Asbestos-containing material (ACM) represents a concern when it is subject to damage that results in the release of fibers. Friable ACM, which can be crumbled by hand pressure and is therefore susceptible to damage, is of particular concern. Non-friable ACM is a potential concern if it is damaged by maintenance work, demolition or other activities.

The Subject Property is vacant land with no structures on site. As such, an asbestos evaluation was not conducted as part of this assessment.

## **7.9 LEAD-BASED PAINT (LBP)**

LBP is paint with a lead concentration greater than 5,000 parts per million (ppm) as defined by the EPA. LBP may be an environmental concern in residential properties based on the condition and maintenance of the paint and the presence or absence of LBP hazards. A LBP hazard is defined as damaged paint or paint covering a deteriorated subsurface that may create dust or chips that could potentially be ingested or inhaled.

The Subject Property is vacant land with no structures on site. As such, an LBP evaluation was not conducted as part of this assessment.

## **7.10 RADON**

Radon gas is a gas created from the radioactive decay of uranium. It exists in soil with a high concentration of uranium rocks or industrial waste. Radon gas may seep into and accumulate in dwellings through cracks in the foundation or walls or any other opening such as a floor drain.

The EPA has categorized radon levels into three (3) regulatory zones measured in pico-Curies per liter. The EPA action level for radon is 4.0 pico-Curies per liter.

Level 1	Greater than 4 pico-Curies per liter
Level 2	Between 2 and 4 pico-Curies per liter
Level 3	Less than 2 pico-Curies per liter

Analysis for radon is not within the scope of an ASTM Phase I investigation. The Client did not request a radon gas screening; therefore, EDI did not conduct a screening as part of this Phase I investigation.

Analysis for radon is not within the scope of an ASTM Phase I investigation. The EPA Map of Radon Zones indicates Riverside County is in a Zone 2 radon area. Zone 2 is defined as areas that have a moderate potential for radon gas with levels  $>2.0$  pCi/L and  $<4.0$  pCi/L. The EPA guideline for radon is 4.0 pCi/L. Due to the non-residential use of the Subject Property, and in accordance with the scope of work, radon testing was not performed. Notwithstanding, long term sampling and testing are the only definitive means of radon detection.

## **7.11 LEAD IN DRINKING WATER**

Lead has historically been used in pipes, solder, and brass fixtures used in water distribution systems and plumbing material. In 1986, EPA banned the use of lead at concentrations exceeding 0.2% lead in solder and 8% lead in other plumbing material.

Analysis for lead in drinking water is not within the scope of a Phase I ESA investigation. The Client did not request a lead in drinking water screening, therefore EDI did not conduct a screening. The Subject Property does not appear to be connected to a municipal water supply. However, the area is serviced by the City of Riverside, which supplies water to the area and is within federal, state and local water quality standards.

## **7.12 VAPOR ENCROACHMENT CONDITION**

On June 14, 2010, ASTM published E 2600-10, *Standard Guide for Vapor Encroachment Screening on*

*Property Involved in Real Estate Transactions.* This standard replaces E 2600-08 published in March of 2008.

The newly revised standard focuses solely on screening for the likelihood of migrating vapors volatilized from a contaminated source to encroach upon the subsurface of a property involved in a real estate transaction and create a vapor encroachment condition (VEC). Two tiers for screening are included in the practice. The first tier is based upon the existence of known or suspect contaminated sites in the area. The second tier is more comprehensive and investigates specific characteristics associated with the contaminated plumes from these sites, or if no plume information is available, relies on sampling. If the likelihood exists for vapors to reach the subsurface of the property, further investigation that is beyond the scope of this practice would be necessary to determine if vapor intrusion is occurring into any buildings on the property. Of particular note in the standard is the completely revised Legal Appendix that discusses the relationship between this standard and the E 1527-13 Phase I ESA standard. In simple terms, the E 1527-13 standard (which complies with AAI) includes in its REC definition the Environmental Professional's (EP's) need to consider hazardous substances and petroleum products on the target property or migrating to the target property no matter what form these substances take, i.e., solid, liquid or vapor. The E 2600-10 standard provides a methodology for the EP to accomplish this for vapors. If vapors can reach the target property (thereby creating a VEC), the EP conducting the E 1527-13 Phase I would then have to decide whether or not the VEC constitutes a REC. This would be analogous to the EP finding in the Phase I investigation the potential for a contaminated groundwater plume to reach the target property. The EP would then have to determine if this situation is a REC.

The purpose of this practice is to define good commercial and customary practice in the United States of America for determining if a vapor encroachment condition (VEC) on a property parcel involved in a real estate transaction with respect to chemicals of concern (COC) that may migrate as vapors into existing or planned structures on a property due to contaminated soil and groundwater on the property or within close proximity to the property. For the purpose of this Report, this practice is used as a voluntary supplement to Practice E 1527 and does not alter or in any way define the scope of that practice. In addition, performance of this standard is not a requirement of and does not constitute, expand, or in any way define "all appropriate inquiry" as defined or approved by U.S. EPA under CERCLA and the regulations thereunder, including 40 CFR Sec. 312.11.

In defining a standard of good commercial and customary practice for determining a VEC on a parcel of property, the goal of the process established by this practice is to identify whether or not a VEC exists or is likely to exist on the property. The term VEC means the presence or likely presence of any COC in the indoor air environment of existing or planned structures on a property caused by the release of vapor from contaminated soil or groundwater either on the property or within close proximity to the property, at a concentration that presents or may present an unacceptable health risk to occupants. The term is not intended to include de minimis conditions that do not normally represent an unacceptable health risk to occupants and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. A condition determined to be de minimis does not represent a VEC.

Based on EDI's review of historical and current usage of the Subject Property as well as our review of the State and Federal databases discussed in Section 8 for onsite and adjacent properties of potential concern for vapor encroachment, it is EDI's professional opinion that a VEC does not appear to be suspected of having impacted the environmental integrity of the Subject Property. In addition, potential exposure to a VEC, should it exist, is further reduced by the presence of buildings / a building and pavement at the site. Based on the foregoing, no further action is warranted at this time with respect to a potential on-site or adjoining VEC. Notwithstanding, vapor sampling and testing are the only definitive means of verifying a vapor encroachment condition.

## 8.0 REGULATORY RECORDS REVIEW

### 8.1 FEDERAL AND STATE REGULATORY REVIEW

A copy of regulatory database information contained within a Computerized Environmental Report (CER) provided by Ecolog ERIS, Ltd. appears in Appendix C. The CER is a listing of sites identified on select federal and state standard source environmental databases within the approximate minimum search distance specified by ASTM Standard Practice for Environmental Site Assessments E 1527-13. EDI reviewed each environmental database to determine if certain sites identified in the CER are suspected to represent a material negative environmental impact to the Subject Property.

The properties listed on the database were evaluated utilizing their downgradient to upgradient hydrologic locations in relation to the Subject Property in addition to other factors. As previously stated in Section 5.2, the direction of shallow groundwater flow is inferred to be toward the south.

In October 1995, the Lawrence Livermore National Laboratory presented “Recommendation to Improve the Cleanup Process for California’s Leaking Underground Fuel Tanks.” Data compiled by Lawrence Livermore indicated that fuel groundwater contamination plumes seldom extended greater than 400 feet (0.075 mile) from the source in the worst cases. Therefore, EDI uses this data to further evaluate concern presented by off-site properties identified in the database. It should be noted that this data is specific to fuel releases. It should also be noted that the data was in some cases for very permeable soil types.

The following table lists the number of sites by regulatory database within the prescribed minimum search distance appearing in the CER.

Databases Reviewed	Prescribed Minimum Search Area	Number of Sites Within Area
Federal National Priorities List (NPL)	One Mile Radius	1
Federal Delisted National Priorities List (NPL)	One-Half Mile Radius	0
Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)	One-Half Mile Radius	0
Comprehensive Environmental Response, Compensation, and Liability Information System, No Further Remedial Action Planned (CERCLIS-NFRAP) Facilities	One-Half Mile Radius	0
Corrective Action Tracking System (CORRACTS)	One Mile Radius	0
Federal Resource Conservation and Recovery Information System (RCRIS) Treatment, Storage, and Disposal (TSD) Facilities List	One-Half Mile Radius	0
Federal RCRIS Generators List	On-Site and Adjoining Properties	0
Federal Institutional Control/Engineering Control Registries	On-Site	0
Federal Emergency Response Notification System (ERNS) List	On-Site	0
State and Tribal Hazardous Waste Sites (SHWS) – EnviroStor	One Mile Radius	11
Solid Waste Facilities/Landfills (SWF/LF)	One-Half Mile Radius	0
State and Tribal Underground Storage Tank Database (UST)	On-Site and Adjoining Properties	0

Databases Reviewed	Prescribed Minimum Search Area	Number of Sites Within Area
State and Tribal Leaking Underground Storage Tank (LUST) List	One-Half Mile Radius	8
State and Tribal Institutional Control/Engineering Control Registries	On-Site	0
State and Tribal Voluntary Cleanup (VCP) Sites	One-Half Mile Radius	0
State and Tribal Brownfield (BF) Sites	One-Half Mile Radius	0

The CER did not identify any “Non-Geocoded” (orphan) sites. Non-Geocoded Sites are those sites which could not be mapped due to inadequate address information.

The Subject Property was **not** identified in any of the state or federal databases reviewed. A description of the databases reviewed by EDI and an analysis of sites identified within the prescribed search area are presented below:

### NATIONAL PRIORITY LIST (NPL) FACILITIES

The United States Environmental Protection Agency (EPA) National Priorities List (NPL) database was reviewed to identify facilities within an approximate 1-mile radius of the Subject Property which have been determined to represent a possible threat to public health or the environment. **One (1)** NPL facility was noted within the search radius.

Map ID#	Database Name	Site ID#	Relative Elevation	Distance From Site	Site Name	Address	PAGE #
<a href="#">12</a>	NPL	CAD098229214	Lower (819 ft.)	0.51 mi. SW (2693 ft.)	ALARK HARD CHROME	2777 MAIN STREET, RIVERSIDE, CA 92501	<a href="#">74</a>

Alark Hard Chrome was a plating operation located on Main Street near Poplar Street in Riverside, California. It operated from 1971 to 1985. In 1982, Riverside County Health Department discovered soil contamination on site. The site’s potentially responsible parties (PRPs) were ordered to investigate the full extent of contamination at the site. All plating equipment and indoor storage tanks were removed from the site when the Riverside County District Attorney Office permanently closed Alark’s operations in 1985. During the 1980s, site PRPs conducted investigations and in 1986 began an unauthorized removal of soil, which was stopped by the California Department of Toxic Substances Control (DTSC). In 1990, DTSC took over the site investigation. In December 2000, EPA placed the site on the Superfund program’s National Priorities List (NPL). Site investigations and cleanup planning are ongoing.

Based on our review of the CER, the closest extent of the groundwater contamination plume originating from this NPL site is approximately ½ mile to the southwest and crossgradient from the Subject Property. Therefore, this NPL site is not considered evidence of a recognized environmental condition in connection with the Subject Property and no further action is warranted regarding same.

### NATIONAL PRIORITY LIST (NPL) DELISTED FACILITIES

The NPL Delisted Sites are sites previously on the NPL list which have been remediated and have been removed from the EPA’s priority list.

The Subject Property is **not** listed as a Delisted NPL facility. **No** Delisted NPL sites are located within one half mile of the Subject Property.

### **COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION & LIABILITY INFORMATION SYSTEM (CERCLIS) AND CERCLIS - NO FURTHER REMEDIAL ACTION PLANNED (CERCLIS-NFRAP) FACILITIES**

The EPA Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) database of known, alleged, or potentially hazardous waste facilities was reviewed. A facility's presence on the CERCLIS list does not imply federal activity at that location, nor does it indicate that hazardous conditions necessarily exist. **No** CERCLIS facilities were noted within the search radius.

The EPA Comprehensive Environmental Response, Compensation and Liability Information System – No Further Remedial Action Planned (CERCLIS-NFRAP) database was reviewed. The CERCLIS-NFRAP database includes facilities where no further remedial action is planned because no contamination was detected, the contamination detected was remediated immediately or the contamination detected was at a level below the level required for inclusion on the NPL database. **No** CERCLIS-NFRAP facilities were noted within the search radius.

### **CORRECTIVE ACTION TRACKING SYSTEM (CORRACTS)**

The Corrective Action Report (CORRACTS) identifies hazardous waste handlers with RCRA corrective action activity. **No** CORRACTS facility was noted within the search radius.

### **RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM (RCRIS)**

The EPA Resource Conservation and Recovery Act (RCRA) database was reviewed to identify facilities which, treat, store, and dispose (RCRIS-TSD) of hazardous waste within an approximate 1-mile radius of the Subject Property. A facility's inclusion on this list does not necessarily indicate that hazardous conditions exist at that location. **No** RCRIS-TSD facility was noted within the search radius.

RCRA hazardous waste generators are identified as Large Quantity Generators (LQGs), Small Quantity Generators (SQGs), or Conditionally Exempt Small Quantity Generators (CESQG). RCRA LQGs are identified as those facilities which generate at least 1,000 kilograms (2,200 pounds) of non-acutely hazardous waste (or 1 kilogram of acutely hazardous waste) monthly. RCRA SQGs are identified as those facilities that generate less than 1,000 kilograms of non-acutely hazardous waste monthly. According to the RCRIS list, **No** RCRA facility was identified on or adjacent to the Subject Property.

### **FEDERAL INSTITUTIONAL CONTROL/ENGINEERING CONTROL REGISTRIES**

The Federal Institutional Control/Engineering Control Registries is a database used to record institutional controls, land use restrictions and engineering control requirements on contaminated property.

**No** Federal Institutional Control or Engineering Controls were listed for the Subject Property.

### **EMERGENCY RESPONSE NOTIFICATION SYSTEM (ERNS)**

The EPA Emergency Response Notification System (ERNS) list includes spills from either CERCLA or the Superfund Amendments and Reauthorization Act (SARA) type chemicals or toxic substance spills covered by the Clean Water Act (CWA). It should be noted that the ERNS database is generally not well maintained by the EPA. Incomplete or misleading addresses or missing zip codes often make identification of the spill location difficult. Therefore, only spills that can be accurately located within the search radius are

researched. Database files for the Emergency Response Notification System (ERNS) were reviewed to identify spills at the Subject Property. The Subject Property was **not** listed in this database.

### **STATE & TRIBAL HAZARDOUS WASTE FACILITIES (SHWS) - ENVIROSTOR**

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

The Subject Property is **not** listed as an EnviroStor site. **Eleven (11)** EnviroStor sites are listed within one mile of the Subject Property. All of these sites are located over ½ mile away (a sufficient intervening distance) from the Subject Property. Based on the foregoing, groundwater contamination originating at these sites (should any exist) is not suspected of having migrated beneath the Subject Property and/or impacted same.

### **SOLID WASTE FACILITIES/LANDFILLS (SWF/LF)**

The Solid Waste Facilities/Landfills (SWF/LF) list is an inventory of landfills, incinerators, transfer stations, and other sites that manage solid wastes. **No** SWF/LF facilities were noted within the search radius.

### **STATE AND TRIBAL REGISTERED UNDERGROUND STORAGE TANKS (USTs)**

The Hazardous Substance Storage Container Database is a historical listing of underground storage tank (UST) sites. Inclusion of a site on this database does not necessarily constitute an environmental condition but instead merely indicates the presence of registered underground storage tanks (USTs). **No** UST facility was noted in close proximity to the Subject Property.

### **STATE AND TRIBAL LEAKING UNDERGROUND STORAGE TANKS (LUSTs)**

The Leaking Underground Storage Tank (LUST) list is an inventory of reported spills and leaks, both active and inactive. It includes stationary and non-stationary source spills reported to state and federal agencies, including remediated and unremediated leaking USTs. **Eight (8)** LUST facilities were noted within the search radius. All eight (8) sites are located over ¼ mile away (a sufficient intervening distance) from the Subject Property and/or have a Case Closed status. Based on the foregoing, groundwater contamination at these off-site LUST incidents are not suspected of having migrated beneath the Subject Property and/or impacted same.

### **STATE AND TRIBAL INSTITUTIONAL CONTROL/ENGINEERING CONTROL REGISTRIES**

The California Environmental Protection Agency (Cal/EPA) compiles a list of Institutional Control and Engineering Controls.

The Subject Property is **not** listed as having an Institutional Control or Engineering Control.

#### **STATE AND TRIBAL VOLUNTARY CLEANUP (VCP) SITES**

The California Department of Toxic Substances and Control (DTSC) compiles a list of Voluntary Cleanup (VCP) Sites.

The Subject Property is **not** listed as a Voluntary Cleanup Site. **No** Voluntary Cleanup Sites are listed within a half mile of the Subject Property.

#### **STATE AND TRIBAL BROWNFIELDS (BF) SITES**

The California Department of Toxic Substances and Control (DTSC) compiles a list of Brownfields (BF) Sites.

The Subject Property is **not** listed as a Brownfield Site. **No** Brownfield Sites are listed within a half mile of the Subject Property.

### **8.2 LOCAL REGULATORY REVIEW**

Information obtained from local agencies was requested via one of the following methods: written correspondence, review of published data, telephone conversations or in person.

Local offices consulted during the preparation of this *Report* included the Riverside Assessor's Office, Environmental Health Department, as well as the City of Riverside Building, Planning and Fire Departments. Documentation applicable to the Subject Property in those departments was requested and reviewed when and where reasonably ascertainable, as detailed in ASTM E-1527-13. No documented adverse environmental conditions or complaints were reported at the Subject Property and readily on file at these offices. The local offices did not contain records of spills or releases having occurred at the Subject Property. Copies of the local regulatory records obtained and records of correspondence, if any, are included in Appendix D.

---

---

## 9.0 FINDINGS AND CONCLUSIONS

---

---

EDI has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Standard Practice E1527-13 for the Vacant Land site located in the City and County of Riverside, California. Any exceptions to, or deletions from, the standard practice are described within Section 2.0 of this report.

This assessment has revealed no evidence of recognized environmental conditions in connection with the Subject Property and **no further action** is recommended at this time.

---

---

## 10.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

---

---

EDI declares that, to the best of our professional knowledge and belief, we meet the definition of *Environmental professional* as defined in §312.10 of 40 CFR 312” 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.



---

Darrin A. Domingo, MBA, REPA, CHMM  
Registered Environmental Property Assessor - No. 642775  
Certified Hazardous Materials Manager - No. 11546

---

---

## 11.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

---

---

### 11.1 Definition of an Environmental Professional

*An Environmental Professional* means: (1) a person who possesses sufficient specific education, training, and experience necessary to exercise professional judgment to develop opinions and conclusions regarding conditions indicative of releases or threatened releases (see §312.1(c)) on, at, in, or to a property, sufficient to meet the objectives and performance factors in §312.20(e) and (f). (2) Such a person must: (i) hold a current Professional Engineer's or Professional Geologist's license or registration from a state, tribe, or U.S. territory (or the Commonwealth of Puerto Rico) and have the equivalent of three (3) years of full-time relevant experience; or (ii) be licensed or certified by the federal government, a state, tribe, or U.S. territory (or the Commonwealth of Puerto Rico) to perform environmental inquiries as defined in §312.21 and have the equivalent of three (3) years of full-time relevant experience; or (iii) have a Baccalaureate or higher degree from an accredited institution of higher education in a discipline of engineering or science and the equivalent of five (5) years of full-time relevant experience; or (iv) have the equivalent of ten (10) years of full-time relevant experience. (3) An environmental professional should remain current in his or her field through participation in continuing education or other activities. (4) The definition of environmental professional provided above does not preempt state professional licensing or registration requirements such as those for a professional geologist, engineer, or site remediation professional. Before commencing work, a person should determine the applicability of state professional licensing or registration laws to the activities to be undertaken as part of the inquiry identified in §312.21(b). (5) A person who does not qualify as an environmental professional under the foregoing definition may assist in the conduct of all appropriate inquiries in accordance with this part if such person is under the supervision or responsible charge of a person meeting the definition of an environmental professional provided above when conducting such activities.

### 11.2 Relevant Experience

*Relevant experience*, as used in the definition of environmental professional in this section, means: participation in the performance of all appropriate inquiries investigations, environmental site assessments, or other site investigations that may include environmental analyses, investigations, and remediation which involve the understanding of surface and subsurface environmental conditions and the processes used to evaluate these conditions and for which professional judgment was used to develop opinions regarding conditions indicative of releases or threatened releases (see §312.1(c)) to the subject property.

Resumes for the Environmental Professionals involved in this project are included in Appendix E.

## **APPENDIX A - PHOTOGRAPHS**



Photo #1:	View from Sonic Court looking East
--------------	------------------------------------



Photo #2:	View from Sonic Court looking Southwest
--------------	---



Photo #3:	View from Sonic Court looking Northwest
--------------	---



Photo #4:	View from Sonic Court looking Southeast
--------------	---



Photo #5:	Storm drain at Sonic Ct
--------------	-------------------------



Photo #6:	Concrete swales for drainage onto Sonic Ct
--------------	--



Photo #7:	Looking East from Orange St
-----------	-----------------------------



Photo #8:	Sewer manhole at Orange St
-----------	----------------------------



Photo #9:	Water pipe
-----------	------------



Photo #10:	Looking east from Orange St
------------	-----------------------------



Photo #11:	Stormwater channel running through property east to west
------------	--



Photo #12:	Stormwater channel running through property east to west
------------	--



Photo #13:	Looking East
---------------	--------------



Photo #14:	Looking North
---------------	---------------



Photo #15:	Looking East
---------------	--------------



Photo #16:	Looking North East
---------------	--------------------



Photo #17:	Looking North
---------------	---------------



Photo #18:	Looking East
---------------	--------------



Photo #19:	Looking Northeast
------------	-------------------



Photo #20:	Looking West on access road
------------	-----------------------------



Photo #21:	Looking West at south property line
------------	-------------------------------------



Photo #22:	Apparent broken sewer pipe (on end) at south portion of property
------------	--



Photo #23:	Unidentified utility south of property
------------	--



Photo #24:	Water pipe south of property
------------	------------------------------



Photo #25:	Water line markout
---------------	--------------------



Photo #26:	Water meters
---------------	--------------



Photo #27:	West adjacent Fremont Elementary School
---------------	---



Photo #28:	South adjacent 60 Freeway
---------------	---------------------------



Photo #29:	North adjacent residential (Sonic Court)
---------------	--



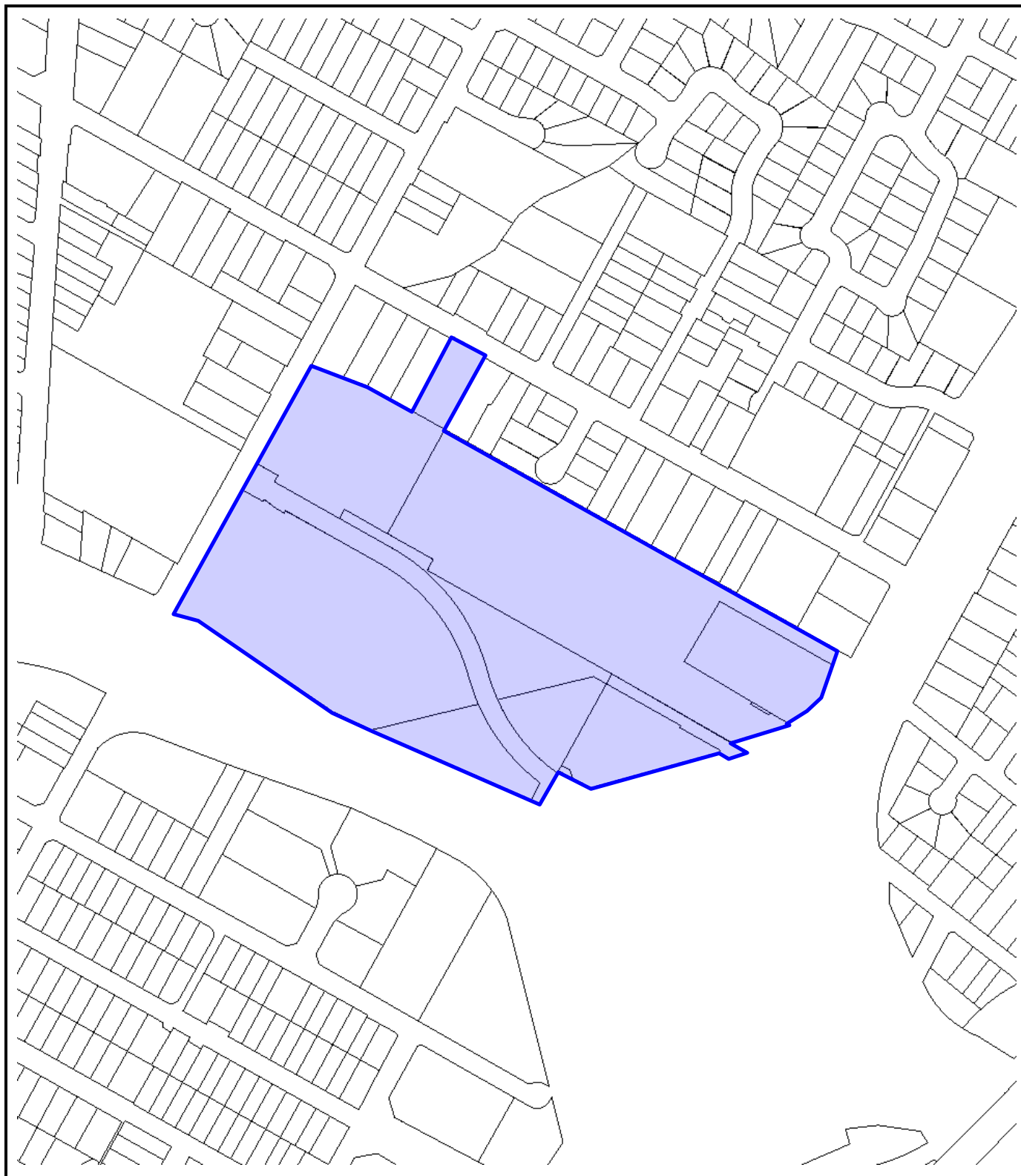
Photo #30:	East adjacent I-215 overpass
---------------	------------------------------

## **APPENDIX B – MAPS & FIGURES**



SITE VICINITY PLAN

<p>Vacant Lot Riverside, CA 92501</p>		<p>August 3, 2018</p>
<p>EDI Project No: 218-0295</p>		<p>not to scale</p>



## PARCEL MAP



### DRAWING NOT TO SCALE

Source: Riverside County Map My County

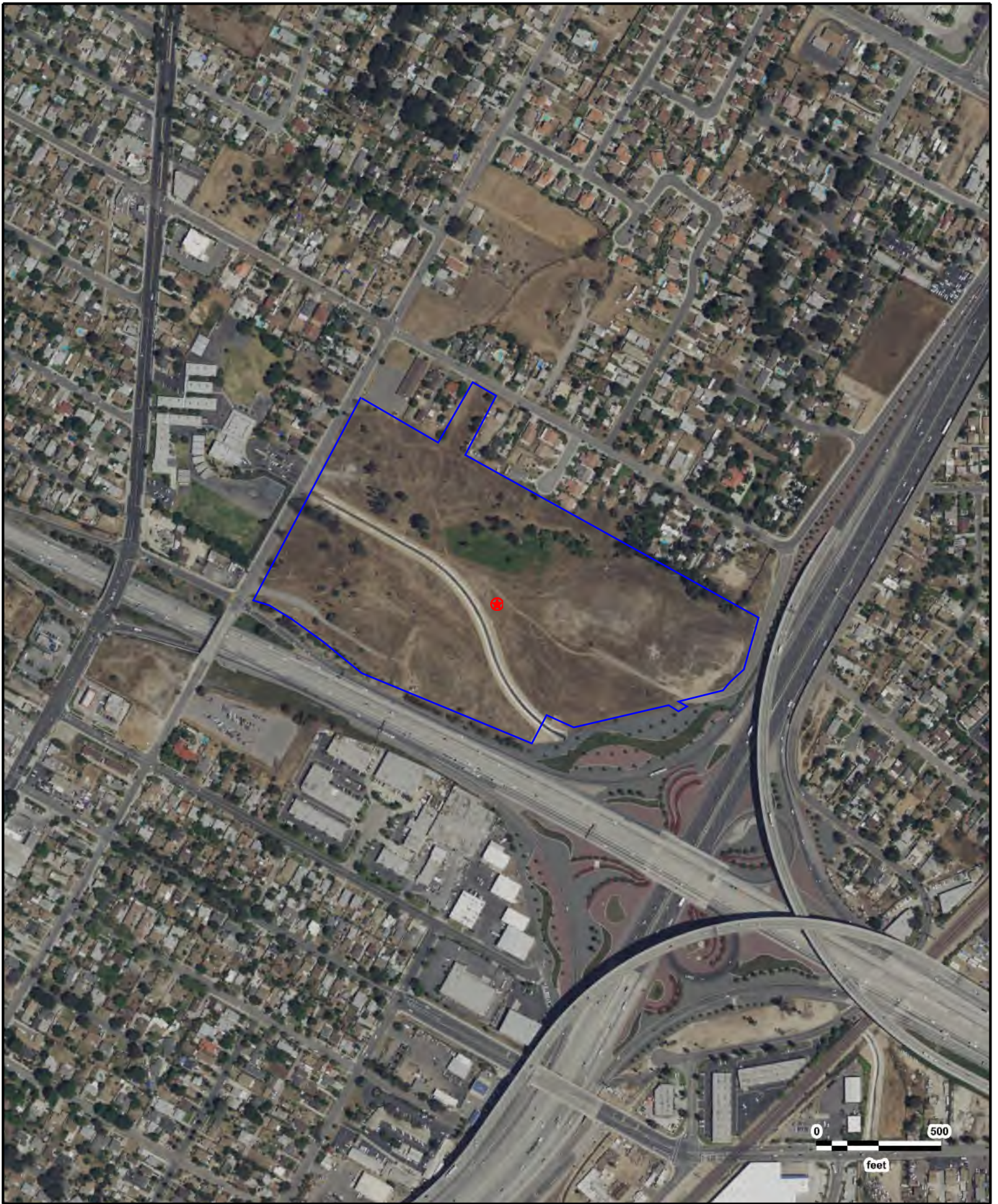
**N↑**

**Site Name:**

**Vacant Land  
Riverside, CA**

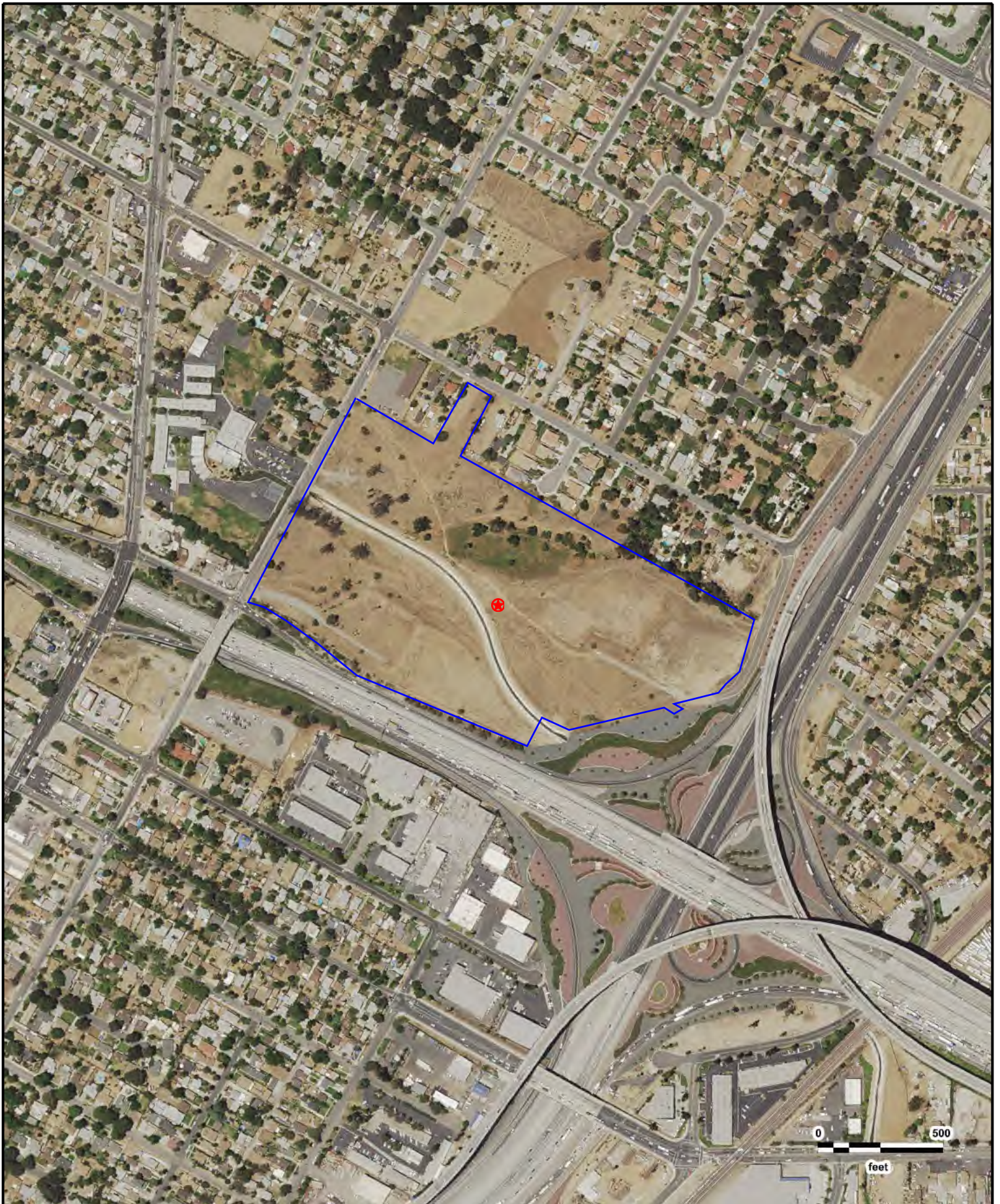
**Project Number:**

**218-0295**



Vacant Land, Riverside, CA  
USDA  
2016

GeoSearch



Vacant Land, Riverside, CA  
USDA  
2014

GeoSearch



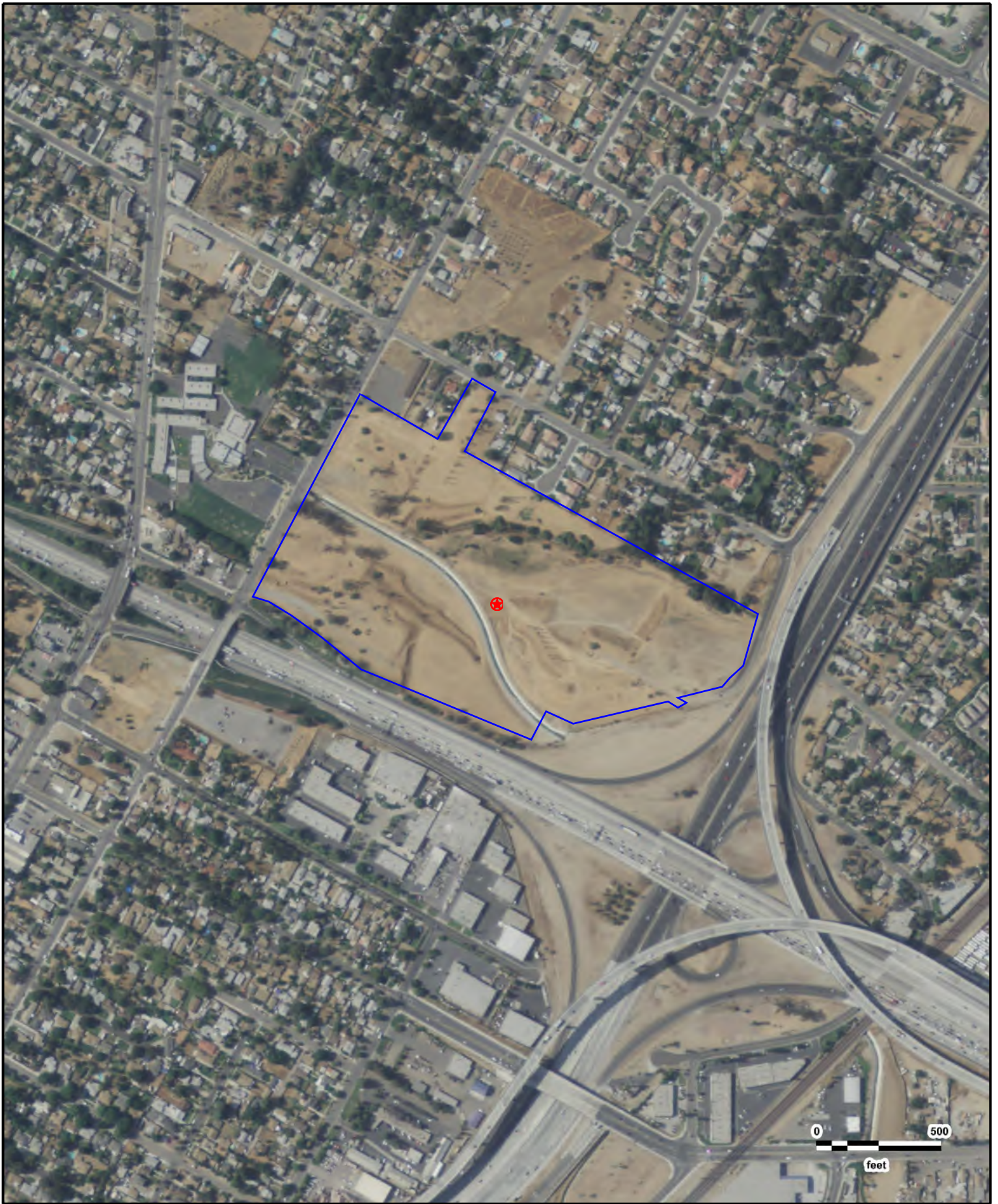
Vacant Land, Riverside, CA  
USDA  
2012

GeoSearch



Vacant Land, Riverside, CA  
USDA  
2010

GeoSearch



Vacant Land, Riverside, CA  
USDA  
2009

GeoSearch



Vacant Land, Riverside, CA  
USDA  
2006

GeoSearch



Vacant Land, Riverside, CA  
USDA  
2005

GeoSearch



*Vacant Land, Riverside, CA*  
**USDA**  
**2004**

**GeoSearch**



Vacant Land, Riverside, CA  
USGS  
05/22/2002

GeoSearch



Vacant Land, Riverside, CA  
USGS  
06/01/1994

GeoSearch



Vacant Land, Riverside, CA  
USGS  
08/15/1989

GeoSearch



Vacant Land, Riverside, CA  
USGS  
07/28/1985

GeoSearch



Vacant Land, Riverside, CA  
USGS  
09/18/1975

GeoSearch



Vacant Land, Riverside, CA  
USGS  
11/06/1974

GeoSearch



0 500  
feet



Vacant Land, Riverside, CA  
ASCS  
07/15/1967

GeoSearch



Vacant Land, Riverside, CA  
USGS  
04/16/1966

GeoSearch



Vacant Land, Riverside, CA  
RCFC  
06/24/1963

GeoSearch



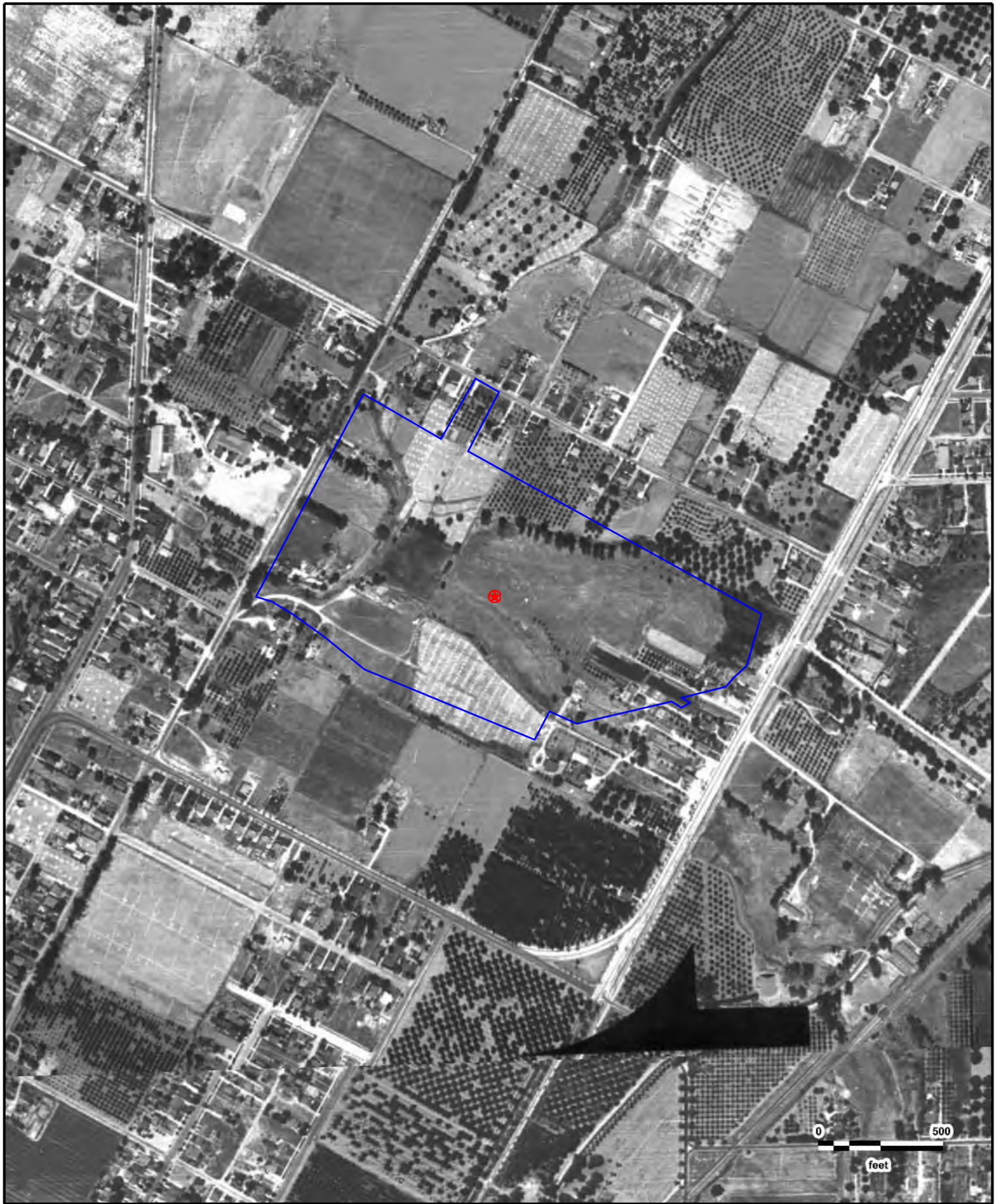
Vacant Land, Riverside, CA  
ASCS  
09/22/1953

GeoSearch



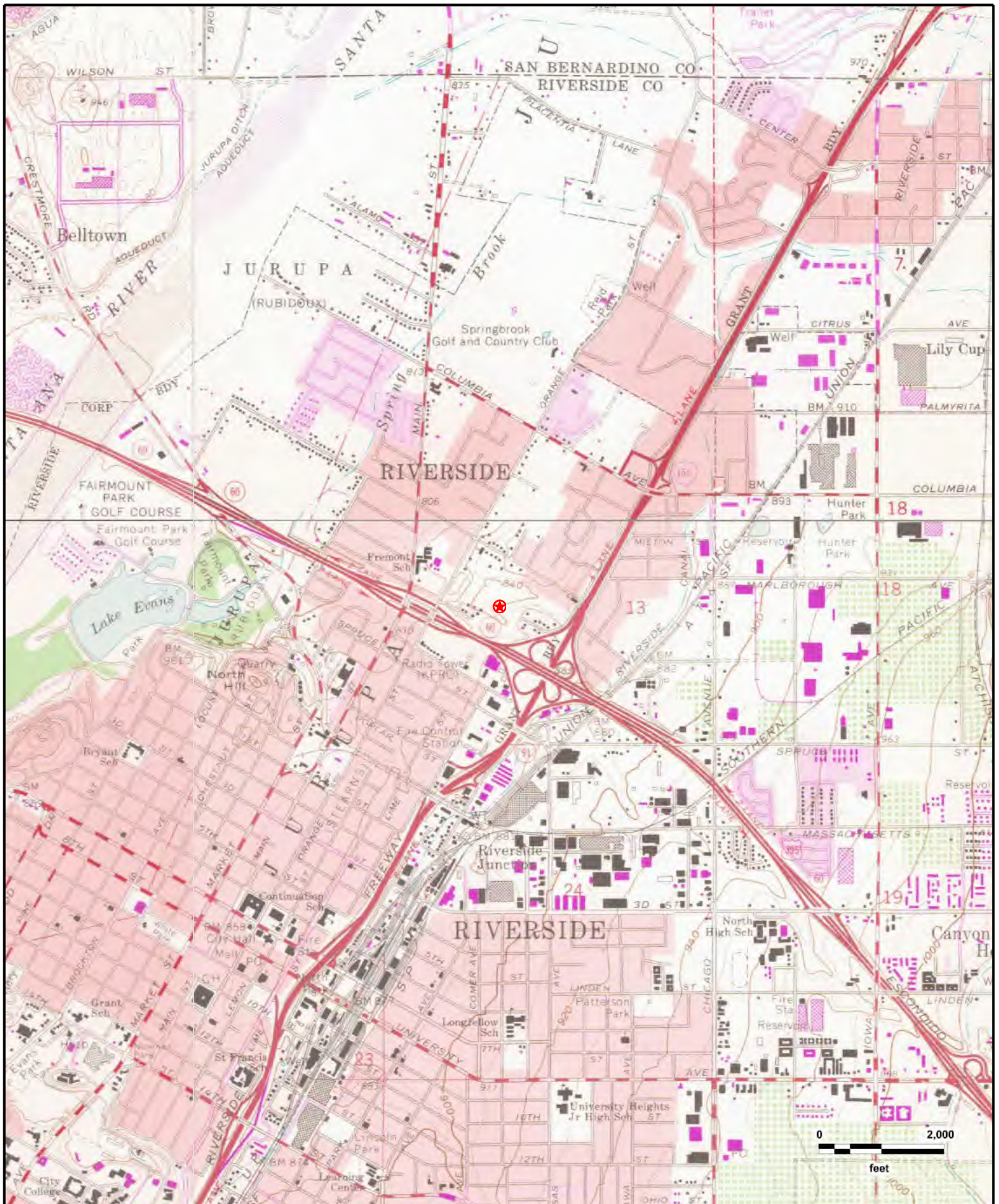
Vacant Land, Riverside, CA  
USGS  
07/10/1948

GeoSearch



Vacant Land, Riverside, CA  
ASCS  
06/03/1938

GeoSearch



Vacant Land, Riverside, CA  
 Riverside East, CA (1980), San Bernardino South, CA (1980)

GeoSearch

## **APPENDIX C – COMPUTERIZED ENVIRONMENTAL REPORT**

---

## ***E RecSearch Report***

---

[NEW: GeoLens by Geosearch](#)

*Target Property:*

***Vacant Land, Riverside, CA  
Riverside, Riverside County, California 92501***

*Prepared For:*

***EDI Consultants***

***Order #: 112343***

***Job #: 249670***

***Project #: 218-0295***

***Date: 07/31/2018***

---

## Table of Contents

---

<i>Target Property Summary</i> . . . . .	1
<i>Database Summary</i> . . . . .	2
<i>Database Radius Summary</i> . . . . .	8
<i>Radius Map</i> . . . . .	14
<i>Ortho Map</i> . . . . .	16
<i>Topographic Map</i> . . . . .	17
<i>Located Sites Summary</i> . . . . .	17
<i>Elevation Summary</i> . . . . .	22
<i>Unlocated Sites Summary</i> . . . . .	85
<i>Environmental Records Definitions</i> . . . . .	87
<i>Unlocatable Report</i> . . . . .	See Attachment
<i>Zip Report</i> . . . . .	See Attachment

---

## Disclaimer

---

*This report was designed by GeoSearch to meet or exceed the records search requirements of the All Appropriate Inquiries Rule (40 CFR § 312.26) and the current version of the ASTM International E1527, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process or, if applicable, the custom requirements requested by the entity that ordered this report. The records and databases of records used to compile this report were collected from various federal, state and local governmental entities. It is the goal of GeoSearch to meet or exceed the 40 CFR § 312.26 and E1527 requirements for updating records by using the best available technology. GeoSearch contacts the appropriate governmental entities on a recurring basis. Depending on the frequency with which a record source or database of records is updated by the governmental entity, the data used to prepare this report may be updated monthly, quarterly, semi-annually, or annually.*

*The information provided in this report was obtained from a variety of public sources. GeoSearch cannot ensure and makes no warranty or representation as to the accuracy, reliability, quality, errors occurring from data conversion or the customer's interpretation of this report. This report was made by GeoSearch for exclusive use by its clients only. Therefore, this report may not contain sufficient information for other purposes or parties. GeoSearch and its partners, employees, officers And independent contractors cannot be held liable For actual, incidental, consequential, special or exemplary damages suffered by a customer resulting directly or indirectly from any information provided by GeoSearch.*



[www.geo-search.com](http://www.geo-search.com) 888-396-0042

## Target Property Summary

### **Target Property Information**

*Vacant Land, Riverside, CA*

*Riverside, California 92501*

#### **Coordinates**

*Point (-117.35976, 33.996261)*

*844 feet above sea level*

#### **USGS Quadrangle**

*Riverside East, CA*

### **Geographic Coverage Information**

**County/Parish:** Riverside (CA)

**ZipCode(s):**

Riverside CA: 92501, 92507

## Database Summary

### **FEDERAL LISTING**

#### **Standard Environmental Records**

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
EMERGENCY RESPONSE NOTIFICATION SYSTEM	<a href="#">ERNSCA</a>	0	0	TP/AP
FEDERAL ENGINEERING INSTITUTIONAL CONTROL SITES	<a href="#">EC</a>	0	0	TP/AP
RCRA SITES WITH CONTROLS	<a href="#">RCRASC</a>	0	0	TP/AP
RESOURCE CONSERVATION & RECOVERY ACT - GENERATOR	<a href="#">RCRAGR09</a>	0	0	0.1250
RESOURCE CONSERVATION & RECOVERY ACT - NON-GENERATOR	<a href="#">RCRANGR09</a>	0	0	0.1250
FEMA OWNED STORAGE TANKS	<a href="#">FEMAUST</a>	0	0	0.2500
BROWNFIELDS MANAGEMENT SYSTEM	<a href="#">BF</a>	0	0	0.5000
LAND USE CONTROL INFORMATION SYSTEM	<a href="#">LUCIS</a>	0	0	0.5000
NO LONGER REGULATED RCRA NON-CORRACTS TSD FACILITIES	<a href="#">NLRRCRAT</a>	0	0	0.5000
RESOURCE CONSERVATION & RECOVERY ACT - NON-CORRACTS TREATMENT, STORAGE & DISPOSAL FACILITIES	<a href="#">RCRAT</a>	0	0	0.5000
SUPERFUND ENTERPRISE MANAGEMENT SYSTEM	<a href="#">SEMS</a>	0	0	0.5000
SUPERFUND ENTERPRISE MANAGEMENT SYSTEM ARCHIVED SITE INVENTORY	<a href="#">SEMSARCH</a>	0	0	0.5000
DELISTED NATIONAL PRIORITIES LIST	<a href="#">DNPL</a>	0	0	1.0000
NATIONAL PRIORITIES LIST	<a href="#">NPL</a>	1	0	1.0000
NO LONGER REGULATED RCRA CORRECTIVE ACTION FACILITIES	<a href="#">NLRRCRAC</a>	0	0	1.0000
PROPOSED NATIONAL PRIORITIES LIST	<a href="#">PNPL</a>	0	0	1.0000
RESOURCE CONSERVATION & RECOVERY ACT - CORRECTIVE ACTION FACILITIES	<a href="#">RCRAC</a>	0	0	1.0000
RESOURCE CONSERVATION & RECOVERY ACT - SUBJECT TO CORRECTIVE ACTION FACILITIES	<a href="#">RCRASUBC</a>	0	0	1.0000
SUB-TOTAL		1	0	

#### **Additional Environmental Records**

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
AEROMETRIC INFORMATION RETRIEVAL SYSTEM / AIR FACILITY SUBSYSTEM	<a href="#">AIRSAFS</a>	0	0	TP/AP
BIENNIAL REPORTING SYSTEM	<a href="#">BRS</a>	0	0	TP/AP
CERCLIS LIENS	<a href="#">SFLIENS</a>	0	0	TP/AP
CLANDESTINE DRUG LABORATORY LOCATIONS	<a href="#">CDL</a>	0	0	TP/AP
EPA DOCKET DATA	<a href="#">DOCKETS</a>	0	0	TP/AP
ENFORCEMENT AND COMPLIANCE HISTORY INFORMATION	<a href="#">ECHOR09</a>	0	0	TP/AP

## Database Summary

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
FACILITY REGISTRY SYSTEM	<a href="#">FRSCA</a>	0	0	TP/AP
HAZARDOUS MATERIALS INCIDENT REPORTING SYSTEM	<a href="#">HMIRSR09</a>	0	0	TP/AP
INTEGRATED COMPLIANCE INFORMATION SYSTEM (FORMERLY DOCKETS)	<a href="#">ICIS</a>	0	0	TP/AP
INTEGRATED COMPLIANCE INFORMATION SYSTEM NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM	<a href="#">ICISNPDES</a>	0	0	TP/AP
MATERIAL LICENSING TRACKING SYSTEM	<a href="#">MLTS</a>	0	0	TP/AP
NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM	<a href="#">NPDESR09</a>	0	0	TP/AP
PCB ACTIVITY DATABASE SYSTEM	<a href="#">PADS</a>	0	0	TP/AP
PERMIT COMPLIANCE SYSTEM	<a href="#">PCSR09</a>	0	0	TP/AP
SEMS LIEN ON PROPERTY	<a href="#">SEMSLIENS</a>	0	0	TP/AP
SECTION SEVEN TRACKING SYSTEM	<a href="#">SSTS</a>	0	0	TP/AP
TOXIC SUBSTANCE CONTROL ACT INVENTORY	<a href="#">TSCA</a>	0	0	TP/AP
TOXICS RELEASE INVENTORY	<a href="#">TRI</a>	0	0	TP/AP
ALTERNATIVE FUELING STATIONS	<a href="#">ALTFUELS</a>	0	0	0.2500
HISTORICAL GAS STATIONS	<a href="#">HISTPST</a>	0	0	0.2500
INTEGRATED COMPLIANCE INFORMATION SYSTEM DRYCLEANERS	<a href="#">ICISCLEANERS</a>	0	0	0.2500
MINE SAFETY AND HEALTH ADMINISTRATION MASTER INDEX FILE	<a href="#">MSHA</a>	0	0	0.2500
MINERAL RESOURCE DATA SYSTEM	<a href="#">MRDS</a>	0	0	0.2500
OPEN DUMP INVENTORY	<a href="#">ODI</a>	0	0	0.5000
SURFACE MINING CONTROL AND RECLAMATION ACT SITES	<a href="#">SMCRA</a>	0	0	0.5000
URANIUM MILL TAILINGS RADIATION CONTROL ACT SITES	<a href="#">USUMTRCA</a>	0	0	0.5000
DEPARTMENT OF DEFENSE SITES	<a href="#">DOD</a>	0	0	1.0000
FORMER MILITARY NIKE MISSILE SITES	<a href="#">NMS</a>	0	0	1.0000
FORMERLY USED DEFENSE SITES	<a href="#">FUDS</a>	0	0	1.0000
FORMERLY UTILIZED SITES REMEDIAL ACTION PROGRAM	<a href="#">FUSRAP</a>	0	0	1.0000
RECORD OF DECISION SYSTEM	<a href="#">RODS</a>	0	0	1.0000
SUB-TOTAL		0	0	

## Database Summary

### STATE (CA) LISTING

#### Standard Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
DTSC DEED RESTRICTIONS	<a href="#">DTSCDR</a>	0	0	TP/AP
ABOVE GROUND STORAGE TANKS	<a href="#">ABST</a>	0	0	0.2500
ABOVEGROUND STORAGE TANKS PRIOR TO JANUARY 2008	<a href="#">AST2007</a>	0	0	0.2500
HISTORICAL UNDERGROUND STORAGE TANKS	<a href="#">HISTUST</a>	0	0	0.2500
STATEWIDE ENVIRONMENTAL EVALUATION AND PLANNING SYSTEM	<a href="#">SWEEPS</a>	0	0	0.2500
UNDERGROUND STORAGE TANKS	<a href="#">USTCUPA</a>	0	0	0.2500
BROWNFIELD SITES	<a href="#">BF</a>	0	0	0.5000
GEOTRACKER CLEANUP SITES	<a href="#">CLEANUPSITES</a>	8	0	0.5000
LEAKING UNDERGROUND STORAGE TANKS	<a href="#">LUST</a>	8	0	0.5000
SOLID WASTE INFORMATION SYSTEM SITES	<a href="#">SWIS</a>	0	0	0.5000
VOLUNTARY CLEANUP PROGRAM	<a href="#">VCP</a>	0	0	0.5000
CALSITES DATABASE	<a href="#">CALSITES</a>	1	0	1.0000
ENVIROSTOR CLEANUP SITES	<a href="#">ENVIROSTOR</a>	11	0	1.0000
ENVIROSTOR PERMITTED AND CORRECTIVE ACTION SITES	<a href="#">ENVIROSTORPCA</a>	0	0	1.0000
SUB-TOTAL		28	0	

#### Additional Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
CALIFORNIA HAZARDOUS MATERIAL INCIDENT REPORT SYSTEM	<a href="#">CHMIRS</a>	0	0	TP/AP
CLANDESTINE DRUG LABS	<a href="#">CDL</a>	0	0	TP/AP
EMISSIONS INVENTORY DATA	<a href="#">EMI</a>	0	0	TP/AP
HAZARDOUS WASTE TANNER SUMMARY	<a href="#">HWTS</a>	0	0	TP/AP
LAND DISPOSAL SITES	<a href="#">LDS</a>	0	0	TP/AP
MILITARY CLEANUP SITES	<a href="#">MCS</a>	0	0	TP/AP
NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM FACILITIES	<a href="#">NPDES</a>	0	0	TP/AP
RECORDED ENVIRONMENTAL CLEANUP LIENS	<a href="#">LIENS</a>	0	0	TP/AP
REGISTERED WASTE TIRE HAULERS	<a href="#">WTHAULERS</a>	0	0	TP/AP
CALIFORNIA MEDICAL WASTE MANAGEMENT PROGRAM FACILITY LIST	<a href="#">MWMP</a>	0	0	0.2500
DTSC REGISTERED HAZARDOUS WASTE TRANSPORTERS	<a href="#">DTSCHWT</a>	1	0	0.2500
DRY CLEANER FACILITIES	<a href="#">CLEANER</a>	0	0	0.2500

## Database Summary

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
MINES LISTING	<a href="#">MINES</a>	0	0	0.2500
SPILLS, LEAKS, INVESTIGATION & CLEANUP RECOVERY LISTING	<a href="#">SLIC</a>	0	0	0.2500
CORTESE LIST	<a href="#">CORTESE</a>	0	0	0.5000
EXPEDITED REMOVAL ACTION PROGRAM SITES	<a href="#">ERAP</a>	0	0	0.5000
HISTORICAL CORTESE LIST	<a href="#">HISTCORTSESE</a>	6	0	0.5000
LISTING OF CERTIFIED DROPOFF, COLLECTION, AND COMMUNITY SERVICE PROGRAMS	<a href="#">DROP</a>	0	0	0.5000
LISTING OF CERTIFIED PROCESSORS	<a href="#">PROC</a>	1	0	0.5000
NO FURTHER ACTION DETERMINATION	<a href="#">NFA</a>	0	0	0.5000
RECYCLING CENTERS	<a href="#">SWRCY</a>	0	0	0.5000
REFERRED TO ANOTHER LOCAL OR STATE AGENCY	<a href="#">REF</a>	0	0	0.5000
SITES NEEDING FURTHER EVALUATION	<a href="#">NFE</a>	0	0	0.5000
WASTE MANAGEMENT UNIT DATABASE	<a href="#">WMUDS</a>	0	0	0.5000
TOXIC PITS CLEANUP ACT SITES	<a href="#">TOXPITS</a>	0	0	1.0000
SUB-TOTAL		8	0	

## Database Summary

### LOCAL LISTING

#### Additional Environmental Records

<b>Database</b>	<b>Acronym</b>	<b>Locatable</b>	<b>Unlocatable</b>	<b>Search Radius (miles)</b>
RIVERSIDE COUNTY GENERATOR LIST	<a href="#">RCGL</a>	0	0	0.1250
RIVERSIDE COUNTY DISCLOSURE LIST	<a href="#">RCDL</a>	5	0	0.2500
RIVERSIDE COUNTY MEDICAL WASTE FACILITIES	<a href="#">RCMW</a>	0	0	0.2500
RIVERSIDE COUNTY UNDERGROUND STORAGE TANK SITES	<a href="#">RCUST</a>	0	0	0.2500
RIVERSIDE COUNTY UNDERGROUND STORAGE TANKS CLEANUP SITES	<a href="#">RCLUST</a>	6	0	0.5000
SUB-TOTAL		11	0	

## Database Summary

### **TRIBAL LISTING**

#### **Standard Environmental Records**

<b>Database</b>	<b>Acronym</b>	<b>Locatable</b>	<b>Unlocatable</b>	<b>Search Radius (miles)</b>
UNDERGROUND STORAGE TANKS ON TRIBAL LANDS	<a href="#">USTR09</a>	0	0	0.2500
ILLEGAL DUMP SITES ON THE TORRES MARTINEZ RESERVATION	<a href="#">TORRESDUMPSITES</a>	0	0	0.5000
LEAKING UNDERGROUND STORAGE TANKS ON TRIBAL LANDS	<a href="#">LUSTR09</a>	0	0	0.5000
OPEN DUMP INVENTORY ON TRIBAL LANDS	<a href="#">ODINDIAN</a>	0	0	0.5000
SUB-TOTAL		0	0	

#### **Additional Environmental Records**

<b>Database</b>	<b>Acronym</b>	<b>Locatable</b>	<b>Unlocatable</b>	<b>Search Radius (miles)</b>
INDIAN RESERVATIONS	<a href="#">INDIANRES</a>	0	0	1.0000
SUB-TOTAL		0	0	
TOTAL		48	0	

## Database Radius Summary

### **FEDERAL LISTING**

Standard environmental records are displayed in **bold**.

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
AIRSAFS	0.0200	0	NS	NS	NS	NS	NS	0
BRS	0.0200	0	NS	NS	NS	NS	NS	0
CDL	0.0200	0	NS	NS	NS	NS	NS	0
DOCKETS	0.0200	0	NS	NS	NS	NS	NS	0
<b>EC</b>	<b>0.0200</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
ECHOR09	0.0200	0	NS	NS	NS	NS	NS	0
<b>ERNSCA</b>	<b>0.0200</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
FRSCA	0.0200	0	NS	NS	NS	NS	NS	0
HMIRSR09	0.0200	0	NS	NS	NS	NS	NS	0
ICIS	0.0200	0	NS	NS	NS	NS	NS	0
ICISNPDES	0.0200	0	NS	NS	NS	NS	NS	0
MLTS	0.0200	0	NS	NS	NS	NS	NS	0
NPDES09	0.0200	0	NS	NS	NS	NS	NS	0
PADS	0.0200	0	NS	NS	NS	NS	NS	0
PCSR09	0.0200	0	NS	NS	NS	NS	NS	0
<b>RCRASC</b>	<b>0.0200</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
SEMSLIENS	0.0200	0	NS	NS	NS	NS	NS	0
SFLIENS	0.0200	0	NS	NS	NS	NS	NS	0
SSTS	0.0200	0	NS	NS	NS	NS	NS	0
TRI	0.0200	0	NS	NS	NS	NS	NS	0
TSCA	0.0200	0	NS	NS	NS	NS	NS	0
<b>RCRAGR09</b>	<b>0.1250</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
<b>RCRANGR09</b>	<b>0.1250</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
ALTFUELS	0.2500	0	0	0	NS	NS	NS	0
<b>FEMAUST</b>	<b>0.2500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
HISTPST	0.2500	0	0	0	NS	NS	NS	0
ICISCLEANERS	0.2500	0	0	0	NS	NS	NS	0
MRDS	0.2500	0	0	0	NS	NS	NS	0
MSHA	0.2500	0	0	0	NS	NS	NS	0
<b>BF</b>	<b>0.5000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
<b>LUCIS</b>	<b>0.5000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
<b>NLRRCRAT</b>	<b>0.5000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
ODI	0.5000	0	0	0	0	NS	NS	0
<b>RCRAT</b>	<b>0.5000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
<b>SEMS</b>	<b>0.5000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>0</b>

## Database Radius Summary

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
<b>SEMSARCH</b>	<b>0.5000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
SMCRA	0.5000	0	0	0	0	NS	NS	0
USUMTRCA	0.5000	0	0	0	0	NS	NS	0
<b>DNPL</b>	<b>1.0000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>0</b>
DOD	1.0000	0	0	0	0	0	NS	0
FUDS	1.0000	0	0	0	0	0	NS	0
FUSRAP	1.0000	0	0	0	0	0	NS	0
<b>NLRRCRAC</b>	<b>1.0000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>0</b>
NMS	1.0000	0	0	0	0	0	NS	0
<b>NPL</b>	<b>1.0000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>NS</b>	<b>1</b>
<b>PNPL</b>	<b>1.0000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>0</b>
<b>RCRAC</b>	<b>1.0000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>0</b>
<b>RCRASUBC</b>	<b>1.0000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>0</b>
RODS	1.0000	0	0	0	0	0	NS	0
<b>SUB-TOTAL</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>1</b>

## Database Radius Summary

### STATE (CA) LISTING

Standard environmental records are displayed in **bold**.

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
CDL	0.0200	0	NS	NS	NS	NS	NS	0
CHMIRS	0.0200	0	NS	NS	NS	NS	NS	0
<b>DTSCDR</b>	<b>0.0200</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
EMI	0.0200	0	NS	NS	NS	NS	NS	0
HWTS	0.0200	0	NS	NS	NS	NS	NS	0
LDS	0.0200	0	NS	NS	NS	NS	NS	0
LIENS	0.0200	0	NS	NS	NS	NS	NS	0
MCS	0.0200	0	NS	NS	NS	NS	NS	0
NPDES	0.0200	0	NS	NS	NS	NS	NS	0
WTHAULERS	0.0200	0	NS	NS	NS	NS	NS	0
<b>ABST</b>	<b>0.2500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
<b>AST2007</b>	<b>0.2500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
CLEANER	0.2500	0	0	0	NS	NS	NS	0
DTSCHWT	0.2500	0	0	1	NS	NS	NS	1
<b>HISTUST</b>	<b>0.2500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
MINES	0.2500	0	0	0	NS	NS	NS	0
MWMP	0.2500	0	0	0	NS	NS	NS	0
SLIC	0.2500	0	0	0	NS	NS	NS	0
<b>SWEEPS</b>	<b>0.2500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
<b>USTCUPA</b>	<b>0.2500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
<b>BF</b>	<b>0.5000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
<b>CLEANUPSITES</b>	<b>0.5000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>8</b>	<b>NS</b>	<b>NS</b>	<b>8</b>
CORTESE	0.5000	0	0	0	0	NS	NS	0
DROP	0.5000	0	0	0	0	NS	NS	0
ERAP	0.5000	0	0	0	0	NS	NS	0
HISTCORTESE	0.5000	0	0	0	6	NS	NS	6
<b>LUST</b>	<b>0.5000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>8</b>	<b>NS</b>	<b>NS</b>	<b>8</b>
NFA	0.5000	0	0	0	0	NS	NS	0
NFE	0.5000	0	0	0	0	NS	NS	0
PROC	0.5000	0	0	1	0	NS	NS	1
REF	0.5000	0	0	0	0	NS	NS	0
<b>SWIS</b>	<b>0.5000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
SWRCY	0.5000	0	0	0	0	NS	NS	0
<b>VCP</b>	<b>0.5000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
WMUDS	0.5000	0	0	0	0	NS	NS	0

## Database Radius Summary

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
CALSITES	1.0000	0	0	0	0	1	NS	1
ENVIROSTOR	1.0000	0	0	0	0	11	NS	11
ENVIROSTORPCA	1.0000	0	0	0	0	0	NS	0
TOXPITS	1.0000	0	0	0	0	0	NS	0
SUB-TOTAL		0	0	2	22	12	0	36

## Database Radius Summary

### LOCAL LISTING

Standard environmental records are displayed in **bold**.

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
RCGL	0.1250	0	0	NS	NS	NS	NS	0
RCDL	0.2500	0	0	5	NS	NS	NS	5
RCMW	0.2500	0	0	0	NS	NS	NS	0
RCUST	0.2500	0	0	0	NS	NS	NS	0
RCLUST	0.5000	0	0	0	6	NS	NS	6
SUB-TOTAL		0	0	5	6	0	0	11

## Database Radius Summary

### **TRIBAL LISTING**

Standard environmental records are displayed in **bold**.

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
<b>USTR09</b>	<b>0.2500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
<b>LUSTR09</b>	<b>0.5000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
<b>ODINDIAN</b>	<b>0.5000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
<b>TORRESDUMPSITES</b>	<b>0.5000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
<b>INDIANRES</b>	<b>1.0000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>0</b>
<b>SUB-TOTAL</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

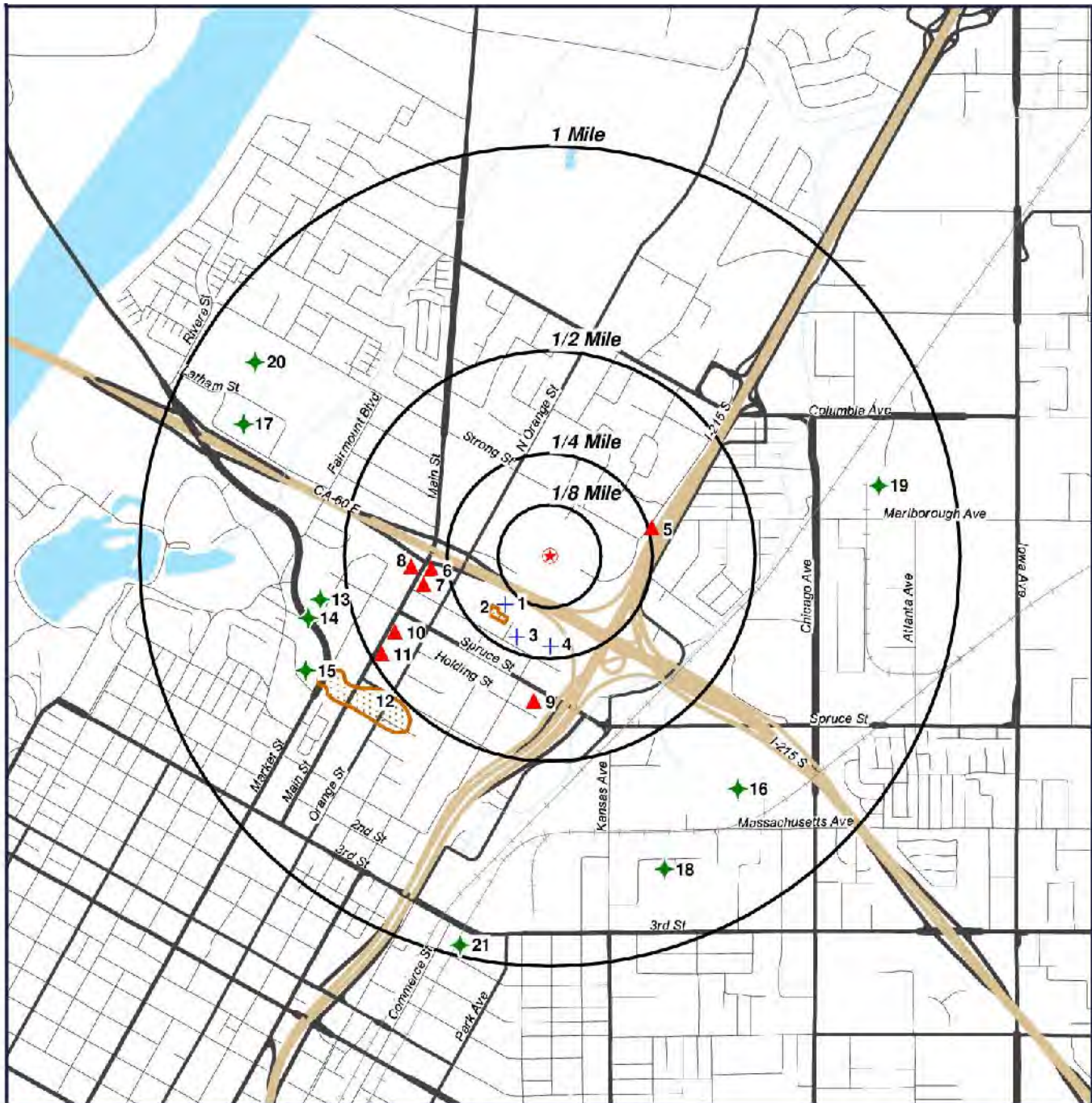
<b>TOTAL</b>		<b>0</b>	<b>0</b>	<b>7</b>	<b>28</b>	<b>13</b>	<b>0</b>	<b>48</b>
--------------	--	----------	----------	----------	-----------	-----------	----------	-----------

**NOTES:**

**NS = NOT SEARCHED**

**TP/AP = TARGET PROPERTY/ADJACENT PROPERTY**

# Radius Map 1



**Vacant Land, Riverside, CA**  
**Riverside, California**  
**92501**

- Target Property (TP)
- RCDL
- PROC
- RCDL
- DTSCHWT
- CLEANUPSITES
- CALSITES
- ENVIROSTOR
- NPL

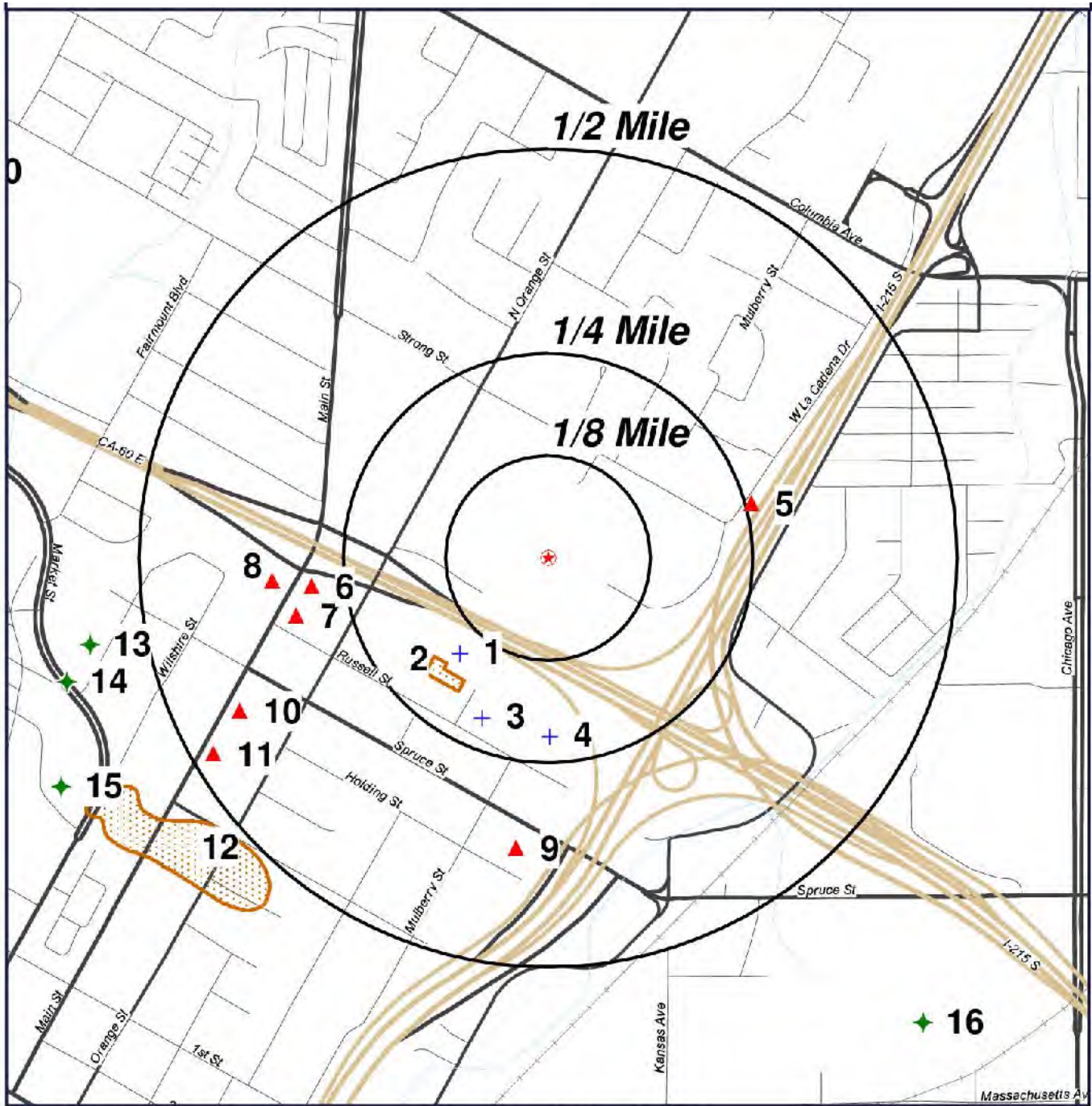
ENVIROSTOR



0 1000' 2000' 3000'  
 SCALE: 1" = 2000'

[Click here to access Satellite view](#)

## Radius Map 2



- Target Property (TP)
- RCCL
- PROC
- RCCL
- DTSCHWT
- CLEANUPSITES
- CALSITES
- ENVIROSTOR
- NPL

ENVIROSTOR

**Vacant Land, Riverside, CA**  
**Riverside, California**  
**92501**



0' 500' 1000' 1500'  
 SCALE: 1" = 1000'

[Click here to access Satellite view](#)

**GeoSearch**

[www.geo-search.com](http://www.geo-search.com) 888-396-0042

# Ortho Map



- Target Property (TP)
- RCCL
- PROC
- RCCL
- DTSCHWT
- CLEANUPSITES
- CALSITES
- ENVIROSTOR
- NPL

ENVIROSTOR

**Quadrangle(s): Riverside East**  
**Vacant Land, Riverside, CA**  
**Riverside, California**  
**92501**

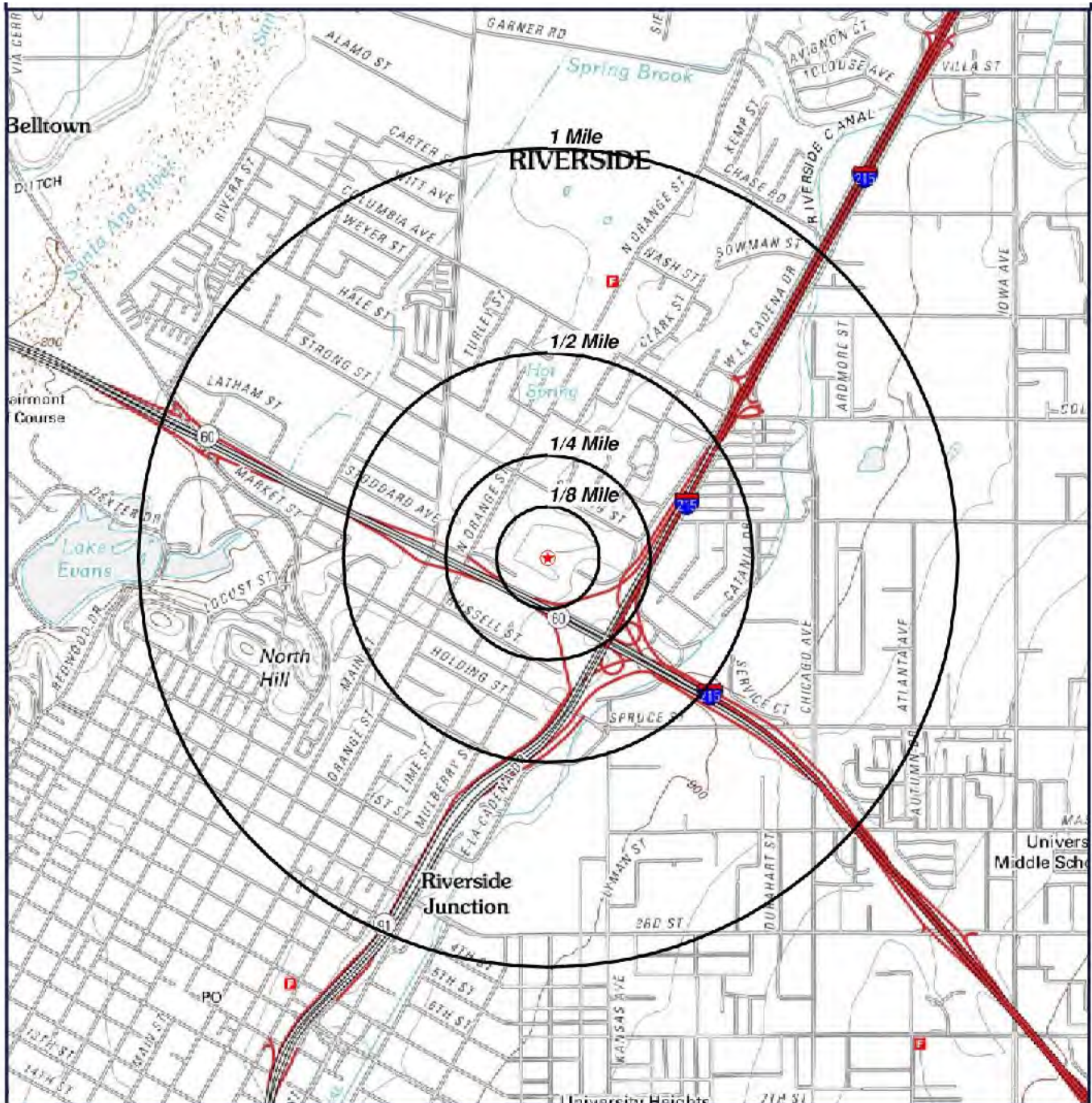


0' 500' 1000' 1500'

SCALE: 1" = 1000'

[Click here to access Satellite view](#)

# Topographic Map



★ Target Property (TP)

**Quadrangle(s): Riverside East**  
**Source: USGS, 03/09/2012**  
**Vacant Land, Riverside, CA**  
**Riverside, California**  
**92501**



0' 1000' 2000' 3000'  
 SCALE: 1" = 2000'

[Click here to access Satellite view](#)

## Located Sites Summary

NOTE: Standard environmental records are displayed in **bold**.

Map ID#	Database Name	Site ID#	Relative Elevation	Distance From Site	Site Name	Address	PAGE #
<a href="#">1</a>	RCDL	3966769219	Higher (851 ft.)	0.158 mi. SW (834 ft.)	WAYNE ENGINE REBUILDERS INC	2205 BUSINESS WY, RIVERSIDE, CA 92501	<a href="#">23</a>
<a href="#">2</a>	DTSCHWT	5146	Higher (851 ft.)	0.179 mi. SW (945 ft.)	GLOBAL CLEANING TECHNOLOGIES INC.	2261 BUSINESS WAY DRIVE, RIVERSIDE, CA 92501	<a href="#">24</a>
<a href="#">2</a>	PROC	PR0341	Higher (851 ft.)	0.179 mi. SW (945 ft.)	RECYCLEWISE	2241 BUSINESS WAY, RIVERSIDE, CA 92501	<a href="#">25</a>
<a href="#">2</a>	RCDL	3606576811	Higher (851 ft.)	0.179 mi. SW (945 ft.)	GLOBAL CLEANING TECHNOLOGY	2261 BUSINESS WY, RIVERSIDE, CA 92501	<a href="#">26</a>
<a href="#">3</a>	RCDL	2504878809	Higher (851 ft.)	0.21 mi. SSW (1109 ft.)	KP FOR HIM, INC	2282 BUSINESS WY, RIVERSIDE, CA 92501	<a href="#">27</a>
<a href="#">4</a>	RCDL	1557327574	Higher (868 ft.)	0.218 mi. S (1151 ft.)	KINGSBORO CONSTRUCTION	3291 RUSSELL ST, RIVERSIDE, CA 92501	<a href="#">28</a>
<a href="#">4</a>	RCDL	4029208283	Higher (868 ft.)	0.231 mi. S (1220 ft.)	SPRINT NEXTEL (CA7278)	3297 RUSSELL ST, RIVERSIDE, CA 92501	<a href="#">29</a>
<a href="#">5</a>	<b>CLEANUPSITES</b>	<b>T0606500305</b>	<b>Higher (863 ft.)</b>	<b>0.257 mi. ENE (1357 ft.)</b>	<b>RIVERSIDE BOAT &amp; MARINE</b>	<b>1689 W LA CADENA DR, RIVERSIDE, CA 92501</b>	<a href="#">30</a>
<a href="#">5</a>	HISTCORTESE	083302200TCOR	Higher (863 ft.)	0.257 mi. ENE (1357 ft.)	RIVERSIDE BOAT & MARINE	1689 LA CADENA, RIVERSIDE, CA 92501	<a href="#">32</a>
<a href="#">5</a>	<b>LUST</b>	<b>T0606500305</b>	<b>Higher (863 ft.)</b>	<b>0.257 mi. ENE (1357 ft.)</b>	<b>RIVERSIDE BOAT &amp; MARINE</b>	<b>1689 W LA CADENA DR, RIVERSIDE, CA 92501</b>	<a href="#">33</a>
<a href="#">5</a>	RCLUST	921105	Higher (863 ft.)	0.257 mi. ENE (1357 ft.)	RIVERSIDE BOAT & MARINE	1689 W LA CADENA DR, RIVERSIDE, CA 92501	<a href="#">34</a>
<a href="#">6</a>	<b>CLEANUPSITES</b>	<b>T0606500549</b>	<b>Lower (832 ft.)</b>	<b>0.291 mi. W (1536 ft.)</b>	<b>SHELL #2190</b>	<b>2190 MAIN ST, RIVERSIDE, CA 92501</b>	<a href="#">35</a>
<a href="#">6</a>	<b>CLEANUPSITES</b>	<b>T0606506311</b>	<b>Lower (832 ft.)</b>	<b>0.291 mi. W (1536 ft.)</b>	<b>CALTRANS</b>	<b>2190 MAIN ST, RIVERSIDE, CA 92501</b>	<a href="#">37</a>
<a href="#">6</a>	HISTCORTESE	083303307TCOR	Lower (832 ft.)	0.291 mi. W (1536 ft.)	SHELL SERVICE STATION	2190, RIVERSIDE, CA 92501	<a href="#">40</a>
<a href="#">6</a>	<b>LUST</b>	<b>T0606500549</b>	<b>Lower (832 ft.)</b>	<b>0.291 mi. W (1536 ft.)</b>	<b>SHELL #2190</b>	<b>2190 MAIN ST, RIVERSIDE, CA 92501</b>	<a href="#">41</a>
<a href="#">6</a>	<b>LUST</b>	<b>T0606506311</b>	<b>Lower (832 ft.)</b>	<b>0.291 mi. W (1536 ft.)</b>	<b>CALTRANS</b>	<b>2190 MAIN ST, RIVERSIDE, CA 92501</b>	<a href="#">42</a>
<a href="#">6</a>	RCLUST	200521763	Lower (832 ft.)	0.291 mi. W (1536 ft.)	CALTRANS / SHELL	2190 MAIN ST, RIVERSIDE, CA 92501	<a href="#">44</a>
<a href="#">6</a>	RCLUST	9814658	Lower (832 ft.)	0.291 mi. W (1536 ft.)	CALTRANS / SHELL	2190 MAIN ST, RIVERSIDE, CA 92501	<a href="#">45</a>
<a href="#">7</a>	<b>CLEANUPSITES</b>	<b>T0606599169</b>	<b>Lower (832 ft.)</b>	<b>0.316 mi. W (1668 ft.)</b>	<b>UNOCAL #4820</b>	<b>2278 MAIN ST, RIVERSIDE, CA 92501</b>	<a href="#">46</a>
<a href="#">7</a>	<b>LUST</b>	<b>T0606599169</b>	<b>Lower (832 ft.)</b>	<b>0.316 mi. W (1668 ft.)</b>	<b>UNOCAL #4820</b>	<b>2278 MAIN ST, RIVERSIDE, CA 92501</b>	<a href="#">48</a>
<a href="#">8</a>	<b>CLEANUPSITES</b>	<b>T0606500459</b>	<b>Lower (832 ft.)</b>	<b>0.338 mi. W (1785 ft.)</b>	<b>CHEVRON #9-5520</b>	<b>2221 MAIN ST, RIVERSIDE, CA 92501</b>	<a href="#">49</a>
<a href="#">8</a>	HISTCORTESE	083302829TCOR	Lower (832 ft.)	0.338 mi. W (1785 ft.)	CHEVRON #9-5520	2221, RIVERSIDE, CA 92501	<a href="#">51</a>
<a href="#">8</a>	<b>LUST</b>	<b>T0606500459</b>	<b>Lower (832 ft.)</b>	<b>0.338 mi. W (1785 ft.)</b>	<b>CHEVRON #9-5520</b>	<b>2221 MAIN ST, RIVERSIDE, CA 92501</b>	<a href="#">52</a>
<a href="#">8</a>	RCLUST	960340	Lower (832 ft.)	0.338 mi. W (1785 ft.)	CHEVRON #9-5520	2221 MAIN ST, RIVERSIDE, CA 92501	<a href="#">53</a>

## Located Sites Summary

NOTE: Standard environmental records are displayed in **bold**.

Map ID#	Database Name	Site ID#	Relative Elevation	Distance From Site	Site Name	Address	PAGE #
<a href="#">9</a>	CLEANUPSITES	T0606500019	Higher (873 ft.)	0.358 mi. S (1890 ft.)	SO. CAL. RTD - DIVISION 13	2450 MULBERRY ST, RIVERSIDE, CA 95201	<a href="#">54</a>
<a href="#">9</a>	HISTCORTESE	083300129TCOR	Higher (873 ft.)	0.358 mi. S (1890 ft.)	SO. CAL. RTD - DIVISION 1	2450 MULBERRY, RIVERSIDE, CA 92501	<a href="#">56</a>
<a href="#">9</a>	LUST	T0606500019	Higher (873 ft.)	0.358 mi. S (1890 ft.)	SO. CAL. RTD - DIVISION 13	2450 MULBERRY ST, RIVERSIDE, CA 95201	<a href="#">57</a>
<a href="#">10</a>	CLEANUPSITES	T0606500196	Lower (842 ft.)	0.421 mi. WSW (2223 ft.)	J.J. ROOFING	2466 MAIN ST, RIVERSIDE, CA 92501	<a href="#">58</a>
<a href="#">10</a>	HISTCORTESE	083301583TCOR	Lower (842 ft.)	0.421 mi. WSW (2223 ft.)	J J ROOFING	2466 MAIN, RIVERSIDE, CA 92501	<a href="#">60</a>
<a href="#">10</a>	LUST	T0606500196	Lower (842 ft.)	0.421 mi. WSW (2223 ft.)	J.J. ROOFING	2466 MAIN ST, RIVERSIDE, CA 92501	<a href="#">61</a>
<a href="#">10</a>	RCLUST	90566	Lower (842 ft.)	0.421 mi. WSW (2223 ft.)	J J ROOFING	2466 MAIN ST, RIVERSIDE, CA 92501	<a href="#">62</a>
<a href="#">11</a>	CLEANUPSITES	T0606500509	Lower (842 ft.)	0.475 mi. WSW (2508 ft.)	SEA MOR FOOD CO.	2586 MAIN ST, RIVERSIDE, CA 92501	<a href="#">63</a>
<a href="#">11</a>	HISTCORTESE	083303107TCOR	Lower (842 ft.)	0.475 mi. WSW (2508 ft.)	SEA-MOR FOOD CO.	2586, RIVERSIDE, CA 92501	<a href="#">67</a>
<a href="#">11</a>	LUST	T0606500509	Lower (842 ft.)	0.475 mi. WSW (2508 ft.)	SEA MOR FOOD CO.	2586 MAIN ST, RIVERSIDE, CA 92501	<a href="#">68</a>
<a href="#">11</a>	RCLUST	971236	Lower (842 ft.)	0.475 mi. WSW (2508 ft.)	SEA-MOR FOOD CO.	2586 MAIN ST, RIVERSIDE, CA 92501	<a href="#">70</a>
<a href="#">12</a>	CALSITES	33340002	Lower (819 ft.)	0.51 mi. SW (2693 ft.)	ALARK HARD CHROME	2777 MAIN STREET, RIVERSIDE, CA 92501	<a href="#">71</a>
<a href="#">12</a>	ENVIROSTOR	33340002	Lower (819 ft.)	0.51 mi. SW (2693 ft.)	ALARK HARD CHROME	2775 MAIN STREET, RIVERSIDE, CA 92501	<a href="#">73</a>
<a href="#">12</a>	NPL	CAD098229214	Lower (819 ft.)	0.51 mi. SW (2693 ft.)	ALARK HARD CHROME	2777 MAIN STREET, RIVERSIDE, CA 92501	<a href="#">74</a>
<a href="#">13</a>	ENVIROSTOR	60000414	Lower (821 ft.)	0.57 mi. W (3010 ft.)	SNYDER TRUST PROPERTY	2511 NORTHBEND STREET, RIVERSIDE, CA 92501	<a href="#">76</a>
<a href="#">14</a>	ENVIROSTOR	60000210	Lower (821 ft.)	0.608 mi. WSW (3210 ft.)	FOREMOST-MCKESSON INC.	2676 MARKET ST, RIVERSIDE, CA 92501	<a href="#">77</a>
<a href="#">15</a>	ENVIROSTOR	60000223	Higher (846 ft.)	0.658 mi. WSW (3474 ft.)	SOUTHERN CALIFORNIA FERTILIZER COMPANY	3837 RIDGE RD, RIVERSIDE, CA 92501	<a href="#">78</a>
<a href="#">16</a>	ENVIROSTOR	33280153	Higher (909 ft.)	0.73 mi. SE (3854 ft.)	DEVOE MARINE COATINGS	2625 DURAHART STREET, RIVERSIDE, CA 92502	<a href="#">79</a>
<a href="#">17</a>	ENVIROSTOR	80000993	Lower (816 ft.)	0.813 mi. WNW (4293 ft.)	CAMP RUBIDOUX - ARMY	RUBIDOUX, CA	<a href="#">80</a>
<a href="#">18</a>	ENVIROSTOR	60000212	Higher (909 ft.)	0.814 mi. SSE (4298 ft.)	ALCAN, INC.	3016 KANSAS AV, RIVERSIDE, CA 92507	<a href="#">81</a>

## Located Sites Summary

NOTE: Standard environmental records are displayed in **bold**.

Map ID#	Database Name	Site ID#	Relative Elevation	Distance From Site	Site Name	Address	PAGE #
<a href="#">19</a>	ENVIROSTOR	60000207	<b>Higher</b> (897 ft.)	<b>0.82 mi. E</b> (4330 ft.)	<b>MCKESSON CHEMICAL COMPANY</b>	<b>1575 MARLBOROUGH, RIVERSIDE, CA 92507</b>	<a href="#">82</a>
<a href="#">20</a>	ENVIROSTOR	33880005	<b>Lower</b> (808 ft.)	<b>0.86 mi. WNW</b> (4541 ft.)	<b>PATRICIA BEATTY ELEMENTARY SCHOOL</b>	<b>STRONG STREET AND RIVERA STREET, RIVERSIDE, CA 92501</b>	<a href="#">83</a>
<a href="#">20</a>	ENVIROSTOR	33880007	<b>Lower</b> (808 ft.)	<b>0.86 mi. WNW</b> (4541 ft.)	<b>PATRICIA BEATTY ELEMENTARY SCHOOL</b>	<b>STRONG STREET AND RIVERA STREET, RIVERSIDE, CA 92501</b>	<a href="#">84</a>
<a href="#">21</a>	ENVIROSTOR	60000208	<b>Higher</b> (883 ft.)	<b>0.974 mi. SSW</b> (5143 ft.)	<b>RIVERSIDE FERTILIZER WORKS</b>	<b>2622 3RD ST, RIVERSIDE, CA 92507</b>	<a href="#">85</a>

## Elevation Summary

Elevations are collected from the USGS 3D Elevation Program 1/3 arc-second (approximately 10 meters) layer hosted at the NGTOC. .

**Target Property Elevation: 844 ft.**

NOTE: Standard environmental records are displayed in **bold**.

### EQUAL/HIGHER ELEVATION

Map ID#	Database Name	Elevation	Site Name	Address	Page #
<a href="#">1</a>	RCDL	851 ft.	WAYNE ENGINE REBUILDERS INC	2205 BUSINESS WY, RIVERSIDE, CA 92501	<a href="#">23</a>
<a href="#">2</a>	DTSCHWT	851 ft.	GLOBAL CLEANING TECHNOLOGIES INC.	2261 BUSINESS WAY DRIVE, RIVERSIDE, CA 92501	<a href="#">24</a>
<a href="#">2</a>	PROC	851 ft.	RECYCLEWISE	2241 BUSINESS WAY, RIVERSIDE, CA 92501	<a href="#">25</a>
<a href="#">2</a>	RCDL	851 ft.	GLOBAL CLEANING TECHNOLOGY	2261 BUSINESS WY, RIVERSIDE, CA 92501	<a href="#">26</a>
<a href="#">3</a>	RCDL	851 ft.	KP FOR HIM, INC	2282 BUSINESS WY, RIVERSIDE, CA 92501	<a href="#">27</a>
<a href="#">4</a>	RCDL	868 ft.	KINGSBORO CONSTRUCTION	3291 RUSSELL ST, RIVERSIDE, CA 92501	<a href="#">28</a>
<a href="#">4</a>	RCDL	868 ft.	SPRINT NEXTEL (CA7278)	3297 RUSSELL ST, RIVERSIDE, CA 92501	<a href="#">29</a>
<a href="#">5</a>	<b>CLEANUPSITES</b>	<b>863 ft.</b>	<b>RIVERSIDE BOAT &amp; MARINE</b>	<b>1689 W LA CADENA DR, RIVERSIDE, CA 92501</b>	<a href="#">30</a>
<a href="#">5</a>	HISTCORTESE	863 ft.	RIVERSIDE BOAT & MARINE	1689 LA CADENA, RIVERSIDE, CA 92501	<a href="#">32</a>
<a href="#">5</a>	<b>LUST</b>	<b>863 ft.</b>	<b>RIVERSIDE BOAT &amp; MARINE</b>	<b>1689 W LA CADENA DR, RIVERSIDE, CA 92501</b>	<a href="#">33</a>
<a href="#">5</a>	RCLUST	863 ft.	RIVERSIDE BOAT & MARINE	1689 W LA CADENA DR, RIVERSIDE, CA 92501	<a href="#">34</a>
<a href="#">9</a>	<b>CLEANUPSITES</b>	<b>873 ft.</b>	<b>SO. CAL. RTD - DIVISION 13</b>	<b>2450 MULBERRY ST, RIVERSIDE, CA 92501</b>	<a href="#">54</a>
<a href="#">9</a>	HISTCORTESE	873 ft.	SO. CAL. RTD - DIVISION 1	2450 MULBERRY, RIVERSIDE, CA 92501	<a href="#">56</a>
<a href="#">9</a>	<b>LUST</b>	<b>873 ft.</b>	<b>SO. CAL. RTD - DIVISION 13</b>	<b>2450 MULBERRY ST, RIVERSIDE, CA 92501</b>	<a href="#">57</a>
<a href="#">15</a>	<b>ENVIROSTOR</b>	<b>846 ft.</b>	<b>SOUTHERN CALIFORNIA FERTILIZER COMPANY</b>	<b>3837 RIDGE RD, RIVERSIDE, CA 92501</b>	<a href="#">78</a>
<a href="#">16</a>	<b>ENVIROSTOR</b>	<b>909 ft.</b>	<b>DEVOE MARINE COATINGS</b>	<b>2625 DURAHART STREET, RIVERSIDE, CA 92502</b>	<a href="#">79</a>
<a href="#">18</a>	<b>ENVIROSTOR</b>	<b>909 ft.</b>	<b>ALCAN, INC.</b>	<b>3016 KANSAS AV, RIVERSIDE, CA 92507</b>	<a href="#">81</a>
<a href="#">19</a>	<b>ENVIROSTOR</b>	<b>897 ft.</b>	<b>MCKESSON CHEMICAL COMPANY</b>	<b>1575 MARLBOROUGH, RIVERSIDE, CA 92507</b>	<a href="#">82</a>
<a href="#">21</a>	<b>ENVIROSTOR</b>	<b>883 ft.</b>	<b>RIVERSIDE FERTILIZER WORKS</b>	<b>2622 3RD ST, RIVERSIDE, CA 92507</b>	<a href="#">85</a>

### LOWER ELEVATION

Map ID#	Database Name	Elevation	Site Name	Address	Page #
<a href="#">6</a>	<b>CLEANUPSITES</b>	<b>832 ft.</b>	<b>SHELL #2190</b>	<b>2190 MAIN ST, RIVERSIDE, CA 92501</b>	<a href="#">35</a>
<a href="#">6</a>	<b>CLEANUPSITES</b>	<b>832 ft.</b>	<b>CALTRANS</b>	<b>2190 MAIN ST, RIVERSIDE, CA 92501</b>	<a href="#">37</a>
<a href="#">6</a>	HISTCORTESE	832 ft.	SHELL SERVICE STATION	2190, RIVERSIDE, CA 92501	<a href="#">40</a>



[www.geo-search.com](http://www.geo-search.com) 888-396-0042

## Elevation Summary

Map ID#	Database Name	Elevation	Site Name	Address	Page #
<a href="#">6</a>	LUST	832 ft.	SHELL #2190	2190 MAIN ST, RIVERSIDE, CA 92501	<a href="#">41</a>
<a href="#">6</a>	LUST	832 ft.	CALTRANS	2190 MAIN ST, RIVERSIDE, CA 92501	<a href="#">42</a>
<a href="#">6</a>	RCLUST	832 ft.	CALTRANS / SHELL	2190 MAIN ST, RIVERSIDE, CA 92501	<a href="#">44</a>
<a href="#">6</a>	RCLUST	832 ft.	CALTRANS / SHELL	2190 MAIN ST, RIVERSIDE, CA 92501	<a href="#">45</a>
<a href="#">7</a>	CLEANUPSITES	832 ft.	UNOCAL #4820	2278 MAIN ST, RIVERSIDE, CA 92501	<a href="#">46</a>
<a href="#">7</a>	LUST	832 ft.	UNOCAL #4820	2278 MAIN ST, RIVERSIDE, CA 92501	<a href="#">48</a>
<a href="#">8</a>	CLEANUPSITES	832 ft.	CHEVRON #9-5520	2221 MAIN ST, RIVERSIDE, CA 92501	<a href="#">49</a>
<a href="#">8</a>	HISTCORTESE	832 ft.	CHEVRON #9-5520	2221, RIVERSIDE, CA 92501	<a href="#">51</a>
<a href="#">8</a>	LUST	832 ft.	CHEVRON #9-5520	2221 MAIN ST, RIVERSIDE, CA 92501	<a href="#">52</a>
<a href="#">8</a>	RCLUST	832 ft.	CHEVRON #9-5520	2221 MAIN ST, RIVERSIDE, CA 92501	<a href="#">53</a>
<a href="#">10</a>	CLEANUPSITES	842 ft.	J.J. ROOFING	2466 MAIN ST, RIVERSIDE, CA 92501	<a href="#">58</a>
<a href="#">10</a>	HISTCORTESE	842 ft.	J J ROOFING	2466 MAIN, RIVERSIDE, CA 92501	<a href="#">60</a>
<a href="#">10</a>	LUST	842 ft.	J.J. ROOFING	2466 MAIN ST, RIVERSIDE, CA 92501	<a href="#">61</a>
<a href="#">10</a>	RCLUST	842 ft.	J J ROOFING	2466 MAIN ST, RIVERSIDE, CA 92501	<a href="#">62</a>
<a href="#">11</a>	CLEANUPSITES	842 ft.	SEA MOR FOOD CO.	2586 MAIN ST, RIVERSIDE, CA 92501	<a href="#">63</a>
<a href="#">11</a>	HISTCORTESE	842 ft.	SEA-MOR FOOD CO.	2586, RIVERSIDE, CA 92501	<a href="#">67</a>
<a href="#">11</a>	LUST	842 ft.	SEA MOR FOOD CO.	2586 MAIN ST, RIVERSIDE, CA 92501	<a href="#">68</a>
<a href="#">11</a>	RCLUST	842 ft.	SEA-MOR FOOD CO.	2586 MAIN ST, RIVERSIDE, CA 92501	<a href="#">70</a>
<a href="#">12</a>	CALSITES	819 ft.	ALARK HARD CHROME	2777 MAIN STREET, RIVERSIDE, CA 92501	<a href="#">71</a>
<a href="#">12</a>	ENVIROSTOR	819 ft.	ALARK HARD CHROME	2775 MAIN STREET, RIVERSIDE, CA 92501	<a href="#">73</a>
<a href="#">12</a>	NPL	819 ft.	ALARK HARD CHROME	2777 MAIN STREET, RIVERSIDE, CA 92501	<a href="#">74</a>
<a href="#">13</a>	ENVIROSTOR	821 ft.	SNYDER TRUST PROPERTY	2511 NORTHBEND STREET, RIVERSIDE, CA 92501	<a href="#">76</a>
<a href="#">14</a>	ENVIROSTOR	821 ft.	FOREMOST-MCKESSON INC.	2676 MARKET ST, RIVERSIDE, CA 92501	<a href="#">77</a>
<a href="#">17</a>	ENVIROSTOR	816 ft.	CAMP RUBIDOUX - ARMY	RUBIDOUX, CA	<a href="#">80</a>
<a href="#">20</a>	ENVIROSTOR	808 ft.	PATRICIA BEATTY ELEMENTARY SCHOOL	STRONG STREET AND RIVERA STREET, RIVERSIDE, CA 92501	<a href="#">83</a>
<a href="#">20</a>	ENVIROSTOR	808 ft.	PATRICIA BEATTY ELEMENTARY SCHOOL	STRONG STREET AND RIVERA STREET, RIVERSIDE, CA 92501	<a href="#">84</a>

## ***Riverside County Disclosure List (RCDL)***

[MAP ID# 1](#)

Distance from Property: 0.158 mi. (834 ft.) SW  
Elevation: 851 ft. (Higher than TP)

### **SITE INFORMATION**

GEOSEARCH ID#: 3966769219

NAME: WAYNE ENGINE REBUILDERS INC

ADDRESS: 2205 BUSINESS WY  
RIVERSIDE, CA 92501

COUNTY: RIVERSIDE

---

[Back to Report Summary](#)



[www.geo-search.com](http://www.geo-search.com) 888-396-0042

## ***DTSC Registered Hazardous Waste Transporters (DTSCHWT)***

**MAP ID# 2**

Distance from Property: 0.179 mi. (945 ft.) SW  
Elevation: 851 ft. (Higher than TP)

REGISTER #: 5146

EXPIRATION DATE: 01/31/12

TRANSPORTER NAME: GLOBAL CLEANING TECHNOLOGIES INC.

ADDRESS: 2261 BUSINESS WAY DRIVE

CITY: RIVERSIDE

STATE: CA

ZIPCODE 92501

COUNTY: RIVERSIDE

---

[Back to Report Summary](#)

## ***Listing of Certified Processors (PROC)***

**MAP ID# 2**

Distance from Property: 0.179 mi. (945 ft.) SW  
Elevation: 851 ft. (Higher than TP)

### **SITE INFORMATION**

ID #: **PR0341**  
NAME: **RECYCLEWISE**  
ADDRESS: **2241 BUSINESS WAY**  
CITY: **RIVERSIDE**  
STATE: **CA**  
ZIP: **92501**  
COUNTY: **RIVERSIDE**

### **SITE DETAILS**

OPERATION BEGIN DATE: **07/03/2001**  
OPERATION END DATE: **NOT REPORTED**  
PROGRAM PHONE: **(951) 781-8810**  
ORGANIZATION NAME: **NOT REPORTED**  
ADDRESS: **STREET NOT REPORTED**  
**CITY NOT REPORTED**  
GLASS: **ACCEPTED**  
ALUMINIUM: **ACCEPTED**  
PLASTIC: **ACCEPTED**  
BIMETAL: **ACCEPTED**

---

[Back to Report Summary](#)



[www.geo-search.com](http://www.geo-search.com) 888-396-0042

## ***Riverside County Disclosure List (RCDL)***

**MAP ID# 2**

Distance from Property: 0.179 mi. (945 ft.) SW  
Elevation: 851 ft. (Higher than TP)

### **SITE INFORMATION**

GEOSEARCH ID#: 3606576811

NAME: GLOBAL CLEANING TECHNOLOGY

ADDRESS: 2261 BUSINESS WY  
RIVERSIDE, CA 92501

COUNTY: RIVERSIDE

---

[Back to Report Summary](#)



[www.geo-search.com](http://www.geo-search.com) 888-396-0042

## ***Riverside County Disclosure List (RCDL)***

**MAP ID# 3**

Distance from Property: 0.21 mi. (1,109 ft.) SSW  
Elevation: 851 ft. (Higher than TP)

### **SITE INFORMATION**

GEOSEARCH ID#: 2504878809

NAME: KP FOR HIM, INC

ADDRESS: 2282 BUSINESS WY  
RIVERSIDE, CA 92501

COUNTY: RIVERSIDE

---

[Back to Report Summary](#)



[www.geo-search.com](http://www.geo-search.com) 888-396-0042

## ***Riverside County Disclosure List (RCDL)***

**MAP ID# 4**

Distance from Property: 0.218 mi. (1,151 ft.) S  
Elevation: 868 ft. (Higher than TP)

### **SITE INFORMATION**

GEOSEARCH ID#: 1557327574

NAME: **KINGSBORO CONSTRUCTION**

ADDRESS: **3291 RUSSELL ST**  
**RIVERSIDE, CA 92501**

COUNTY: **RIVERSIDE**

---

[Back to Report Summary](#)



[www.geo-search.com](http://www.geo-search.com) 888-396-0042

## ***Riverside County Disclosure List (RCDL)***

**MAP ID# 4**

Distance from Property: 0.231 mi. (1,220 ft.) S

Elevation: 868 ft. (Higher than TP)

### **SITE INFORMATION**

GEOSEARCH ID#: 4029208283

NAME: SPRINT NEXTEL (CA7278)

ADDRESS: 3297 RUSSELL ST

RIVERSIDE, CA 92501

COUNTY: RIVERSIDE

---

[Back to Report Summary](#)

## GeoTracker Cleanup Sites (CLEANUPSITES)

**MAP ID# 5**

Distance from Property: 0.257 mi. (1,357 ft.) ENE

Elevation: 863 ft. (Higher than TP)

### **FACILITY INFORMATION**

GLOBAL ID: T0606500305

URL LINK: [CLICK HERE](#)

BUSINESS NAME: RIVERSIDE BOAT & MARINE

ADDRESS: 1689 W LA CADENA DR  
RIVERSIDE, CA 92501

COUNTY: RIVERSIDE

### **FACILITY DETAILS**

CASE TYPE: LUST CLEANUP SITE

CASE NUMBER: 083302200T

STATUS: COMPLETED - CASE CLOSED 01/05/1993

POTENTIAL CONTAMINATION:

WASTE OIL / MOTOR / HYDRAULIC / LUBRICATING

POTENTIAL MEDIA AFFECTED:

SOIL

SITE HISTORY:

NOT REPORTED

### **REGULATORY ACTIVITIES**

TYPE OF ACTION:	DATE:	ACTION:
OTHER	01/01/50	LEAK DISCOVERY
OTHER	01/01/50	LEAK REPORTED
OTHER	01/01/50	LEAK STOPPED
ENFORCEMENT	01/05/1993	CLOSURE/NO FURTHER ACTION LETTER - #RIVCO CLOSURE
ENFORCEMENT	01/05/1993	CLOSURE/NO FURTHER ACTION LETTER
ENFORCEMENT	01/04/1993	FILE REVIEW - #RCDEH UPLOAD SITE FILE 8/16/2010
OTHER	12/15/1992	LEAK REPORTED
OTHER	12/14/1992	LEAK DISCOVERY
OTHER	08/09/1991	LEAK STOPPED

### **STATUS HISTORY**

STATUS:	DATE:
COMPLETED - CASE CLOSED	01/05/1993
OPEN - CASE BEGIN DATE	08/09/1991

### **CONTACT DETAILS**

ORGANIZATION: RIVERSIDE COUNTY LOP

ADDRESS: 3880 LEMON ST SUITE 200

CITY: RIVERSIDE

CONTACT NAME: SHARON BOLTINGHOUSE

CONTACT TYPE: LOCAL AGENCY CASEWORKER

CONTACT PHONE: 9519558980

EMAIL: SBOLTING@RIVCO.ORG

ORGANIZATION: SANTA ANA RWQCB (REGION 8)

ADDRESS: 3737 MAIN STREET, SUITE 500

CITY: RIVERSIDE



[www.geo-search.com](http://www.geo-search.com) 888-396-0042

## ***GeoTracker Cleanup Sites (CLEANUPSITES)***

CONTACT NAME: **VALERIE JAHN-BULL**

CONTACT TYPE: **REGIONAL BOARD CASEWORKER**

CONTACT PHONE: **9517824903**

EMAIL: **VALERIE.JAHN-BULL@WATERBOARDS.CA.GOV**

---

[Back to Report Summary](#)



[www.geo-search.com](http://www.geo-search.com) 888-396-0042

## ***Historical Cortese List (HISTCORTESE)***

**MAP ID# 5**

Distance from Property: 0.257 mi. (1,357 ft.) ENE

Elevation: 863 ft. (Higher than TP)

### **FACILITY INFORMATION**

GEOSEARCH ID: 083302200TCOR

ID#: 083302200T

NAME: RIVERSIDE BOAT & MARINE

ADDRESS: 1689 LA CADENA

RIVERSIDE, CA 92501

---

[Back to Report Summary](#)

## ***Leaking Underground Storage Tanks (LUST)***

**MAP ID# 5**

Distance from Property: 0.257 mi. (1,357 ft.) ENE  
Elevation: 863 ft. (Higher than TP)

### **FACILITY INFORMATION**

GLOBAL ID: T0606500305

URL LINK: [CLICK HERE](#)

BUSINESS NAME: RIVERSIDE BOAT & MARINE

ADDRESS: 1689 W LA CADENA DR  
RIVERSIDE, CA 92501

COUNTY: RIVERSIDE

### **FACILITY DETAILS**

CASE TYPE: LUST CLEANUP SITE

CASE NUMBER: 083302200T

STATUS: 01/05/1993

POTENTIAL CONTAMINATION:

**WASTE OIL / MOTOR / HYDRAULIC / LUBRICATING**

POTENTIAL MEDIA AFFECTED:

**SOIL**

SITE HISTORY:

**NOT REPORTED**

### **HISTORICAL FACILITY DETAILS**

**NO HISTORICAL DETAIL(S) INFORMATION REPORTED FOR THIS FACILITY**

---

[Back to Report Summary](#)

## ***Riverside County Underground Storage Tanks Cleanup Sites (RCLUST)***

**MAP ID# 5**

Distance from Property: 0.257 mi. (1,357 ft.) ENE

Elevation: 863 ft. (Higher than TP)

### **SITE INFORMATION**

SITE ID#: 921105

NAME: RIVERSIDE BOAT & MARINE

ADDRESS: 1689 W LA CADENA DR

RIVERSIDE, CA 92501

COUNTY: RIVERSIDE

STATUS: CLOSED CASE

CASE TYPE: SOIL ONLY IS IMPACTED

---

[Back to Report Summary](#)

## GeoTracker Cleanup Sites (CLEANUPSITES)

**MAP ID# 6**

Distance from Property: 0.291 mi. (1,536 ft.) W

Elevation: 832 ft. (Lower than TP)

### **FACILITY INFORMATION**

GLOBAL ID: T0606500549

URL LINK: [CLICK HERE](#)

BUSINESS NAME: SHELL #2190

ADDRESS: 2190 MAIN ST  
RIVERSIDE, CA 92501

COUNTY: RIVERSIDE

### **FACILITY DETAILS**

CASE TYPE: LUST CLEANUP SITE

CASE NUMBER: 083303307T

STATUS: COMPLETED - CASE CLOSED 06/24/2002

POTENTIAL CONTAMINATION:

### **GASOLINE**

POTENTIAL MEDIA AFFECTED:

AQUIFER USED FOR DRINKING WATER SUPPLY

SITE HISTORY:

NOT REPORTED

### **REGULATORY ACTIVITIES**

TYPE OF ACTION:	DATE:	ACTION:
OTHER	01/01/50	LEAK DISCOVERY
OTHER	01/01/50	LEAK REPORTED
OTHER	01/01/50	LEAK STOPPED
ENFORCEMENT	06/12/2002	CLOSURE/NO FURTHER ACTION LETTER - #RIV CO CLOSURE
ENFORCEMENT	06/11/2002	FILE REVIEW - #RCDEH UPLOAD SITE FILE 7/17/2015
OTHER	11/16/1998	LEAK STOPPED
OTHER	11/16/1998	LEAK REPORTED
OTHER	10/26/1998	LEAK DISCOVERY

### **STATUS HISTORY**

STATUS:	DATE:
COMPLETED - CASE CLOSED	06/24/2002
OPEN - SITE ASSESSMENT	08/16/2000
OPEN - CASE BEGIN DATE	10/26/1998

### **CONTACT DETAILS**

ORGANIZATION: SANTA ANA RWQCB (REGION 8)

ADDRESS: 3737 MAIN STREET, SUITE 500

CITY: RIVERSIDE

CONTACT NAME: CARL BERNHARDT

CONTACT TYPE: REGIONAL BOARD CASEWORKER

CONTACT PHONE: 9517824495

EMAIL: CBERNHARDT@WATERBOARDS.CA.GOV

ORGANIZATION: RIVERSIDE COUNTY LOP

ADDRESS: 3880 LEMON ST SUITE 200

CITY: RIVERSIDE



[www.geo-search.com](http://www.geo-search.com) 888-396-0042

## ***GeoTracker Cleanup Sites (CLEANUPSITES)***

CONTACT NAME: **RIVERSIDE COUNTY LOP**

CONTACT TYPE: **LOCAL AGENCY CASEWORKER**

CONTACT PHONE: **9519558980**

EMAIL: **NOT REPORTED**

---

[Back to Report Summary](#)



[www.geo-search.com](http://www.geo-search.com) 888-396-0042

## GeoTracker Cleanup Sites (CLEANUPSITES)

MAP ID# 6

Distance from Property: 0.291 mi. (1,536 ft.) W

Elevation: 832 ft. (Lower than TP)

### FACILITY INFORMATION

GLOBAL ID: T0606506311

URL LINK: [CLICK HERE](#)

BUSINESS NAME: CALTRANS

ADDRESS: 2190 MAIN ST  
RIVERSIDE, CA 92501

COUNTY: RIVERSIDE

### FACILITY DETAILS

CASE TYPE: LUST CLEANUP SITE

CASE NUMBER: NOT REPORTED

STATUS: COMPLETED - CASE CLOSED 07/18/2014

POTENTIAL CONTAMINATION:

### GASOLINE

POTENTIAL MEDIA AFFECTED:

AQUIFER USED FOR DRINKING WATER SUPPLY

SITE HISTORY:

\*\*\*DATA PRIOR TO 2005 NOT UPLOADED TO GEOTRACKER\*\*\* JULY 1993 THROUGH JUNE 12, 2002-THE SITE WAS PREVIOUSLY IN THE LOP PROGRAM AS SHELL #2190. UP TO 10,000 PPM TPHG AND 2.3 PPM BENZENE WAS DETECTED UNDER THE DISPENSERS DURING UST SYSTEM UPGRADE ACTIVITIES. BORINGS (B-1 THROUGH B-4) WERE DRILLED UNDER EACH OF THE FOUR DISPENSERS IN MARCH 1999 AND GRAB WATER SAMPLES WERE TAKEN. UP TO 2200 PPB TPHG, 0.75 PPB BENZENE AND 85 PPB MTBE WAS DETECTED IN THE GROUNDWATER FROM BORING B-1. FOUR MONITORING WELLS (MW-1 THROUGH MW-4) WERE INSTALLED IN 1999 AND 2000. A REPAIRMAN ACCIDENTLY DUMPED 500 MILLILITERS GASOLINE INTO MW-1 DURING DISPENSER REPAIRS. THE PRODUCT AND GROUNDWATER WERE IMMEDIATELY PUMPED FROM THE WELL AND FREE PRODUCT RECOVERY EFFORTS WERE INITIATED. INTERMITTENT FREE PRODUCT WAS DETECTED IN MW-1 UNTIL AUGUST 2000. BY MARCH 2001, ALL THE WELLS REPORTED NON-DETECT CONCENTRATIONS OF TPHG AND BTEX. BY DECEMBER 2001, ONLY 4 PPB WAS DETECTED IN THE WELLS AND THE SITE WAS CLOSED OUT JUNE 12, 2002. JULY 21, 2005--CALTRANS TOOK OVER FORMER SHELL STATION THROUGH EMINENT DOMAIN AND REMOVED THE THREE USTS LOCATED ON SITE. UP TO 7800 PPM TPHG (D1@6'), 1 PPM BENZENE (T2-T@11'), 23 PPM MTBE (T2-T@11'), 5.9 PPM TBA (T1-T@11'), 560 PPM 1,2,4-TMB (D1@6') AND 130 PPM 1,3,5-TMB (D-1@6') WERE DETECTED IN THE SOIL. THE SITE WAS PLACED IN LOP AUGUST 8, 2005. JANUARY 17, 2006--SOIL EXCAVATION WAS CONDUCTED UNDER THE FORMER TANK PIT TO 19 FEET BGS. 200 CUBIC YARDS OF SOIL WERE REMOVED WITH THE FINAL EXCAVATION MEASURING 44X53X19 FEET. FOUR CONFIRMATION SAMPLES (#1-#4) WERE TAKEN. NO TPHG, BTEX OR OXYGENATES WERE DETECTED. ADDITIONAL EXCAVATION WAS CONDUCTED IN THE AREA OF DISPENSER D1 TO 19 FEET BGS. 150 CUBIC YARDS OF SOIL WAS REMOVED WITH THE FINAL EXCAVATION MEASURING 15X40X19 FEET. ELEVEN ADDITIONAL SOIL SAMPLES (#5-#15) WERE TAKEN. SEVEN OF THE SAMPLES HAD TRPH UP TO 2200 PPM IN #5@11'. NO BENZENE WAS DETECTED. SEVEN SAMPLES HAD TEX WITH UP TO 160 PPM ETHYLBENZENE, 28 PPM ETHYLBENZENE AND 480 PPM XYLENES IN #10. MARCH 8, 2007--ADDITIONAL EXCAVATION WAS CONDUCTED IN THE AREA OF DISPENSER D1. 33.2 TONS OF SOIL WERE REMOVED WITH A TOTAL EXCAVATION AREA OF 60 FEET LONG BY 16 FEET WIDE BY 20 FEET DEEP. . 21 CONFIRMATION SAMPLES WERE TAKEN. ONLY ONE SAMPLE HAD ANY TPHG (B-5 AT 16 FEET BGS AT THE BOTTOM OF THE EXCAVATION WITH 275 PPM). AN ADDITIONAL SAMPLE WAS TAKEN AT 20 FEET BGS WITH NO DETECTABLE TPHG. MARCH 14, 2007--ONE CONFIRMATION BORING (SB1) WAS ADVANCED USING A DIRECT PUSH RIG FROM BENEATH DISPENSER D1. THREE SOIL SAMPLES WERE TAKEN (SB1- 20, SB1- 25, AND SB1- 30). NO TPHG, BTEX, OXYGENATES OR VOCs WERE DETECTED IN THE SOIL. A HYDROPUNCH WELL SCREEN WAS SET FROM 50 TO 54 FEET BGS AND A GRAB GROUNDWATER SAMPLES (SB1-GW) WAS TAKEN. 2.2 PPB BENZENE, 1.9 TOLUENE, 1.3 ETHYLBENZENE, 2.7



[www.geo-search.com](http://www.geo-search.com) 888-396-0042

## GeoTracker Cleanup Sites (CLEANUPSITES)

PPB XYLENES AND 40 PPB MTBE WERE DETECTED IN THE GROUNDWATER. TWO ADDITIONAL HYDROPUNCH BORINGS WERE COMPLETED 30 AND 80 FEET SOUTHWEST OF DISPENSER D1 AND GROUNDWATER SAMPLES (SB2-GW, AND SB3-GW) WERE TAKEN. NO TPHG, BTEX, OXYGENATES OR VOCS WERE DETECTED. SEPTEMBER 2007—THREE GROUNDWATER MONITORING WELLS (MW-5 THROUGH MW-7) WERE INSTALLED ON SITE HOWEVER NO REPORT WAS EVER SUBMITTED REGARDING THE WELL INSTALLATION. OCTOBER 15, 2012--THREE WELLS (MW-5 THROUGH MW-7) WERE GAUGED AND ONLY TWO (MW-5 AND MW-6) WERE SAMPLED. ROOTS AND SEDIMENTS IN MW-7 AT 52.5 FEET BGS PREVENT GROUNDWATER FROM BEING SAMPLED. WL WAS AT 50.36 AND 51.69 FEET BGS IN WELLS MW-5 AND MW-6. TPHG WAS NOT DETECTED. TPHD WAS DETECTED AT 110 PPB IN MW-5 AND 97 PPB IN MW-6. NO BTEX OR OXYGENATES WERE DETECTED. RCDEH CONDUCTED LOW-THREAT CLOSURE POLICY EVALUATION AND DETERMINED THAT THE SITE MEETS THE CRITERIA SPECIFIED IN THE POLICY. RCDEH SENT OUT PRE-CLOSURE LETTER ON 12/31/2013 REQUESTING RP NOTIFY ADJACENT PROPERTY OWNER OF PROPOSED CLOSURE AND GIVING THEM 60 DAY TO VOICE ANY OBJECTIONS. NO OBJECTIONS WERE RECEIVED AND RCDEH SENT E-MAIL TO RP ON MARCH 25, 2014 TO DESTROY THE WELLS. 6/20/2014- THE WELLS WERE DESTROYED BY PRESSURE GROUTING. 7/18/2014 - CASE CLOSURE LETTER ISSUED BY RCDEH

### REGULATORY ACTIVITIES

TYPE OF ACTION:	DATE:	ACTION:
OTHER	01/01/50	LEAK DISCOVERY
OTHER	01/01/50	LEAK REPORTED
OTHER	01/01/50	LEAK STOPPED
REMEDIATION	01/01/50	EXCAVATION
RESPONSE	08/02/2014	WELL DESTRUCTION REPORT - REGULATOR RESPONDED
ENFORCEMENT	07/18/2014	CLOSURE/NO FURTHER ACTION LETTER - #RCDEH CLOSURE DOCS
ENFORCEMENT	07/17/2014	FILE REVIEW - #RCDEH SITE SUMMARY
ENFORCEMENT	07/17/2014	OTHER REPORT - #UST SAMPLE ANALYTICAL REPORT
ENFORCEMENT	06/20/2014	STAFF LETTER - #RCDEH 062014
RESPONSE	03/17/2014	VERBAL COMMUNICATION
RESPONSE	01/22/2014	OTHER REPORT / DOCUMENT
ENFORCEMENT	01/17/2014	NOTIFICATION - PUBLIC NOTICE OF CASE CLOSURE - #RCDEH PUBLIC NOTICE
ENFORCEMENT	12/31/2013	STAFF LETTER - #RCDEH 123113
RESPONSE	01/15/2013	MONITORING REPORT - QUARTERLY
ENFORCEMENT	06/05/2012	STAFF LETTER - #RCDEH 060512
ENFORCEMENT	06/22/2011	STAFF LETTER - #RCDEH 062211
ENFORCEMENT	08/06/2009	STAFF LETTER - #RCDEH080609
ENFORCEMENT	06/24/2009	STAFF LETTER - #RCDEH062409
ENFORCEMENT	04/25/2008	STAFF LETTER - #RCDEH042508
ENFORCEMENT	11/28/2007	STAFF LETTER
ENFORCEMENT	08/17/2007	STAFF LETTER - #RCDEH 081707
RESPONSE	08/15/2007	OTHER WORKPLAN
ENFORCEMENT	07/23/2007	STAFF LETTER - #RCDEH 072307
RESPONSE	06/08/2007	SOIL AND WATER INVESTIGATION WORKPLAN
ENFORCEMENT	05/07/2007	STAFF LETTER - #RCDEH 050707
REMEDIATION	03/08/2007	EXCAVATION
REMEDIATION	01/17/2006	EXCAVATION
OTHER	08/08/2005	LEAK DISCOVERY
OTHER	08/08/2005	LEAK REPORTED
OTHER	07/21/2005	LEAK STOPPED

## GeoTracker Cleanup Sites (CLEANUPSITES)

### STATUS HISTORY

STATUS:	DATE:
COMPLETED - CASE CLOSED	07/18/2014
OPEN - ELIGIBLE FOR CLOSURE	08/02/2013
OPEN - SITE ASSESSMENT	06/25/2007
OPEN - REMEDIATION	03/08/2007
OPEN - REMEDIATION	01/17/2006
OPEN - SITE ASSESSMENT	01/17/2006
OPEN - SITE ASSESSMENT	08/08/2005
OPEN - CASE BEGIN DATE	07/21/2005

### CONTACT DETAILS

ORGANIZATION: SANTA ANA RWQCB (REGION 8)  
ADDRESS: 3737 MAIN STREET, SUITE 500  
CITY: RIVERSIDE  
CONTACT NAME: TOM E. MBEKE-EKANEM  
CONTACT TYPE: REGIONAL BOARD CASEWORKER  
CONTACT PHONE: 9513202007  
EMAIL: TMBEKE-EKANEM@WATERBOARDS.CA.GOV

---

[Back to Report Summary](#)

## ***Historical Cortese List (HISTCORTESE)***

**MAP ID# 6**

Distance from Property: 0.291 mi. (1,536 ft.) W

Elevation: 832 ft. (Lower than TP)

### **FACILITY INFORMATION**

GEOSEARCH ID: 083303307TCOR

ID#: 083303307T

NAME: SHELL SERVICE STATION

ADDRESS: 2190

RIVERSIDE, CA 92501

---

[Back to Report Summary](#)

## ***Leaking Underground Storage Tanks (LUST)***

**MAP ID# 6**

Distance from Property: 0.291 mi. (1,536 ft.) W  
Elevation: 832 ft. (Lower than TP)

### **FACILITY INFORMATION**

GLOBAL ID: T0606500549

URL LINK: [CLICK HERE](#)

BUSINESS NAME: SHELL #2190

ADDRESS: 2190 MAIN ST  
RIVERSIDE, CA 92501

COUNTY: RIVERSIDE

### **FACILITY DETAILS**

CASE TYPE: LUST CLEANUP SITE

CASE NUMBER: 083303307T

STATUS: 06/24/2002

POTENTIAL CONTAMINATION:

**GASOLINE**

POTENTIAL MEDIA AFFECTED:

**AQUIFER USED FOR DRINKING WATER SUPPLY**

SITE HISTORY:

**NOT REPORTED**

### **HISTORICAL FACILITY DETAILS**

**NO HISTORICAL DETAIL(S) INFORMATION REPORTED FOR THIS FACILITY**

---

[Back to Report Summary](#)



[www.geo-search.com](http://www.geo-search.com) 888-396-0042

## Leaking Underground Storage Tanks (LUST)

MAP ID# 6

Distance from Property: 0.291 mi. (1,536 ft.) W  
Elevation: 832 ft. (Lower than TP)

### FACILITY INFORMATION

GLOBAL ID: T0606506311

URL LINK: [CLICK HERE](#)

BUSINESS NAME: CALTRANS

ADDRESS: 2190 MAIN ST  
RIVERSIDE, CA 92501

COUNTY: RIVERSIDE

### FACILITY DETAILS

CASE TYPE: LUST CLEANUP SITE

CASE NUMBER: NOT REPORTED

STATUS: 07/18/2014

POTENTIAL CONTAMINATION:

**GASOLINE**

POTENTIAL MEDIA AFFECTED:

**AQUIFER USED FOR DRINKING WATER SUPPLY**

SITE HISTORY:

\*\*\*DATA PRIOR TO 2005 NOT UPLOADED TO GEOTRACKER\*\*\* JULY 1993 THROUGH JUNE 12, 2002-THE SITE WAS PREVIOUSLY IN THE LOP PROGRAM AS SHELL #2190. UP TO 10,000 PPM TPHG AND 2.3 PPM BENZENE WAS DETECTED UNDER THE DISPENSERS DURING UST SYSTEM UPGRADE ACTIVITIES. BORINGS (B-1 THROUGH B-4) WERE DRILLED UNDER EACH OF THE FOUR DISPENSERS IN MARCH 1999 AND GRAB WATER SAMPLES WERE TAKEN. UP TO 2200 PPB TPHG, 0.75 PPB BENZENE AND 85 PPB MTBE WAS DETECTED IN THE GROUNDWATER FROM BORING B-1. FOUR MONITORING WELLS (MW-1 THROUGH MW-4) WERE INSTALLED IN 1999 AND 2000. A REPAIRMAN ACCIDENTLY DUMPED 500 MILLILITERS GASOLINE INTO MW-1 DURING DISPENSER REPAIRS. THE PRODUCT AND GROUNDWATER WERE IMMEDIATELY PUMPED FROM THE WELL AND FREE PRODUCT RECOVERY EFFORTS WERE INITIATED. INTERMITTENT FREE PRODUCT WAS DETECTED IN MW-1 UNTIL AUGUST 2000. BY MARCH 2001, ALL THE WELLS REPORTED NON-DETECT CONCENTRATIONS OF TPHG AND BTEX. BY DECEMBER 2001, ONLY 4 PPB WAS DETECTED IN THE WELLS AND THE SITE WAS CLOSED OUT JUNE 12, 2002. JULY 21, 2005--CALTRANS TOOK OVER FORMER SHELL STATION THROUGH EMINENT DOMAIN AND REMOVED THE THREE USTS LOCATED ON SITE. UP TO 7800 PPM TPHG (D1@6'), 1 PPM BENZENE (T2-T@11'), 23 PPM MTBE (T2-T@11'), 5.9 PPM TBA (T1-T@11'), 560 PPM 1,2,4-TMB (D1@6') AND 130 PPM 1,3,5-TMB (D-1@6') WERE DETECTED IN THE SOIL. THE SITE WAS PLACED IN LOP AUGUST 8, 2005. JANUARY 17, 2006--SOIL EXCAVATION WAS CONDUCTED UNDER THE FORMER TANK PIT TO 19 FEET BGS. 200 CUBIC YARDS OF SOIL WERE REMOVED WITH THE FINAL EXCAVATION MEASURING 44X53X19 FEET. FOUR CONFIRMATION SAMPLES (#1-#4) WERE TAKEN. NO TPHG, BTEX OR OXYGENATES WERE DETECTED. ADDITIONAL EXCAVATION WAS CONDUCTED IN THE AREA OF DISPENSER D1 TO 19 FEET BGS. 150 CUBIC YARDS OF SOIL WAS REMOVED WITH THE FINAL EXCAVATION MEASURING 15X40X19 FEET. ELEVEN ADDITIONAL SOIL SAMPLES (#5-#15) WERE TAKEN. SEVEN OF THE SAMPLES HAD TRPH UP TO 2200 PPM IN #5@11'. NO BENZENE WAS DETECTED. SEVEN SAMPLES HAD TEX WITH UP TO 160 PPM ETHYLBENZENE, 28 PPM ETHYLBENZENE AND 480 PPM XYLENES IN #10. MARCH 8, 2007--ADDITIONAL EXCAVATION WAS CONDUCTED IN THE AREA OF DISPENSER D1. 33.2 TONS OF SOIL WERE REMOVED WITH A TOTAL EXCAVATION AREA OF 60 FEET LONG BY 16 FEET WIDE BY 20 FEET DEEP. 21 CONFIRMATION SAMPLES WERE TAKEN. ONLY ONE SAMPLE HAD ANY TPHG (B-5 AT 16 FEET BGS AT THE BOTTOM OF THE EXCAVATION WITH 275 PPM). AN ADDITIONAL SAMPLE WAS TAKEN AT 20 FEET BGS WITH NO DETECTABLE TPHG. MARCH 14, 2007--ONE CONFIRMATION BORING (SB1) WAS ADVANCED USING A DIRECT PUSH RIG FROM BENEATH DISPENSER D1. THREE SOIL SAMPLES WERE TAKEN (SB1- 20, SB1- 25, AND SB1- 30). NO TPHG, BTEX, OXYGENATES OR VOCs WERE DETECTED IN THE SOIL. A HYDROPUNCH WELL SCREEN WAS SET FROM 50 TO 54 FEET BGS AND A GRAB GROUNDWATER SAMPLES (SB1-GW) WAS TAKEN. 2.2 PPB BENZENE, 1.9 TOLUENE, 1.3 ETHYLBENZENE, 2.7

## ***Leaking Underground Storage Tanks (LUST)***

PPB XYLENES AND 40 PPB MTBE WERE DETECTED IN THE GROUNDWATER. TWO ADDITIONAL HYDROPUNCH BORINGS WERE COMPLETED 30 AND 80 FEET SOUTHWEST OF DISPENSER D1 AND GROUNDWATER SAMPLES (SB2-GW, AND SB3-GW) WERE TAKEN. NO TPHG, BTEX, OXYGENATES OR VOCS WERE DETECTED. SEPTEMBER 2007—THREE GROUNDWATER MONITORING WELLS (MW-5 THROUGH MW-7) WERE INSTALLED ON SITE HOWEVER NO REPORT WAS EVER SUBMITTED REGARDING THE WELL INSTALLATION. OCTOBER 15, 2012--THREE WELLS (MW-5 THROUGH MW-7) WERE GAUGED AND ONLY TWO (MW-5 AND MW-6) WERE SAMPLED. ROOTS AND SEDIMENTS IN MW-7 AT 52.5 FEET BGS PREVENT GROUNDWATER FROM BEING SAMPLED. WL WAS AT 50.36 AND 51.69 FEET BGS IN WELLS MW-5 AND MW-6. TPHG WAS NOT DETECTED. TPHD WAS DETECTED AT 110 PPB IN MW-5 AND 97 PPB IN MW-6. NO BTEX OR OXYGENATES WERE DETECTED. RCDEH CONDUCTED LOW-THREAT CLOSURE POLICY EVALUATION AND DETERMINED THAT THE SITE MEETS THE CRITERIA SPECIFIED IN THE POLICY. RCDEH SENT OUT PRE-CLOSURE LETTER ON 12/31/2013 REQUESTING RP NOTIFY ADJACENT PROPERTY OWNER OF PROPOSED CLOSURE AND GIVING THEM 60 DAY TO VOICE ANY OBJECTIONS. NO OBJECTIONS WERE RECEIVED AND RCDEH SENT E-MAIL TO RP ON MARCH 25, 2014 TO DESTROY THE WELLS. 6/20/2014- THE WELLS WERE DESTROYED BY PRESSURE GROUTING. 7/18/2014 - CASE CLOSURE LETTER ISSUED BY RCDEH

### **HISTORICAL FACILITY DETAILS**

NO HISTORICAL DETAIL(S) INFORMATION REPORTED FOR THIS FACILITY

---

[Back to Report Summary](#)

## ***Riverside County Underground Storage Tanks Cleanup Sites (RCLUST)***

**MAP ID# 6**

Distance from Property: 0.291 mi. (1,536 ft.) W

Elevation: 832 ft. (Lower than TP)

### **SITE INFORMATION**

SITE ID#: 200521763

NAME: CALTRANS / SHELL

ADDRESS: 2190 MAIN ST

RIVERSIDE, CA 92501

COUNTY: RIVERSIDE

STATUS: CLOSED CASE

CASE TYPE: SOIL ONLY IS IMPACTED

---

[Back to Report Summary](#)

## ***Riverside County Underground Storage Tanks Cleanup Sites (RCLUST)***

**MAP ID# 6**

Distance from Property: 0.291 mi. (1,536 ft.) W

Elevation: 832 ft. (Lower than TP)

### **SITE INFORMATION**

SITE ID#: 9814658

NAME: CALTRANS / SHELL

ADDRESS: 2190 MAIN ST

RIVERSIDE, CA 92501

COUNTY: RIVERSIDE

STATUS: CLOSED CASE

CASE TYPE: AN AQUIFER USED FOR DRINKING WATER SUPPLY HAS BEEN CONTAMINATED.

---

[Back to Report Summary](#)

## GeoTracker Cleanup Sites (CLEANUPSITES)

**MAP ID# 7**

Distance from Property: 0.316 mi. (1,668 ft.) W  
Elevation: 832 ft. (Lower than TP)

### **FACILITY INFORMATION**

GLOBAL ID: T0606599169  
URL LINK: [CLICK HERE](#)  
BUSINESS NAME: UNOCAL #4820  
ADDRESS: 2278 MAIN ST  
RIVERSIDE, CA 92501  
COUNTY: RIVERSIDE

### **FACILITY DETAILS**

CASE TYPE: LUST CLEANUP SITE  
CASE NUMBER: 083303722T  
STATUS: COMPLETED - CASE CLOSED 06/15/1998  
POTENTIAL CONTAMINATION:

#### **GASOLINE**

POTENTIAL MEDIA AFFECTED:

#### **SOIL**

SITE HISTORY:

**NOT REPORTED**

### **REGULATORY ACTIVITIES**

TYPE OF ACTION:	DATE:	ACTION:
OTHER	01/01/50	LEAK DISCOVERY
OTHER	01/01/50	LEAK REPORTED
OTHER	01/01/50	LEAK STOPPED
REMEDIATION	01/01/50	EXCAVATION
OTHER	10/07/1998	LEAK REPORTED
OTHER	09/30/1998	LEAK DISCOVERY
ENFORCEMENT	06/15/1998	CLOSURE/NO FURTHER ACTION LETTER
REMEDIATION	06/03/1998	EXCAVATION
OTHER	06/03/1998	LEAK STOPPED
ENFORCEMENT	02/19/1998	13267 REQUIREMENT

### **STATUS HISTORY**

STATUS:	DATE:
COMPLETED - CASE CLOSED	06/15/1998
OPEN - SITE ASSESSMENT	06/03/1998
OPEN - CASE BEGIN DATE	09/09/1997
OPEN - SITE ASSESSMENT	09/09/1997

### **CONTACT DETAILS**

ORGANIZATION: SANTA ANA RWQCB (REGION 8)  
ADDRESS: 3737 MAIN STREET, SUITE 500  
CITY: RIVERSIDE  
CONTACT NAME: NANCY OLSON-MARTIN  
CONTACT TYPE: REGIONAL BOARD CASEWORKER  
CONTACT PHONE: NOT REPORTED  
EMAIL: NOLSON-MARTIN@WATERBOARDS.CA.GOV

## ***GeoTracker Cleanup Sites (CLEANUPSITES)***

ORGANIZATION: **RIVERSIDE COUNTY LOP**

ADDRESS: **3880 LEMON ST SUITE 200**

CITY: **RIVERSIDE**

CONTACT NAME: **RIVERSIDE COUNTY LOP**

CONTACT TYPE: **LOCAL AGENCY CASEWORKER**

CONTACT PHONE: **9519558980**

EMAIL: **NOT REPORTED**

---

[Back to Report Summary](#)



[www.geo-search.com](http://www.geo-search.com) 888-396-0042

## ***Leaking Underground Storage Tanks (LUST)***

**MAP ID# 7**

Distance from Property: 0.316 mi. (1,668 ft.) W  
Elevation: 832 ft. (Lower than TP)

### **FACILITY INFORMATION**

GLOBAL ID: T0606599169

URL LINK: [CLICK HERE](#)

BUSINESS NAME: UNOCAL #4820

ADDRESS: 2278 MAIN ST  
RIVERSIDE, CA 92501

COUNTY: RIVERSIDE

### **FACILITY DETAILS**

CASE TYPE: LUST CLEANUP SITE

CASE NUMBER: 083303722T

STATUS: 06/15/1998

POTENTIAL CONTAMINATION:

**GASOLINE**

POTENTIAL MEDIA AFFECTED:

**SOIL**

SITE HISTORY:

**NOT REPORTED**

### **HISTORICAL FACILITY DETAILS**

NO HISTORICAL DETAIL(S) INFORMATION REPORTED FOR THIS FACILITY

---

[Back to Report Summary](#)



[www.geo-search.com](http://www.geo-search.com) 888-396-0042

## GeoTracker Cleanup Sites (CLEANUPSITES)

**MAP ID# 8**

Distance from Property: 0.338 mi. (1,785 ft.) W

Elevation: 832 ft. (Lower than TP)

### **FACILITY INFORMATION**

GLOBAL ID: T0606500459

URL LINK: [CLICK HERE](#)

BUSINESS NAME: CHEVRON #9-5520

ADDRESS: 2221 MAIN ST  
RIVERSIDE, CA 92501

COUNTY: RIVERSIDE

### **FACILITY DETAILS**

CASE TYPE: LUST CLEANUP SITE

CASE NUMBER: 083302829T

STATUS: COMPLETED - CASE CLOSED 07/24/1997

POTENTIAL CONTAMINATION:

**GASOLINE**

POTENTIAL MEDIA AFFECTED:

**SOIL**

SITE HISTORY:

**NOT REPORTED**

### **REGULATORY ACTIVITIES**

TYPE OF ACTION:	DATE:	ACTION:
OTHER	01/01/50	LEAK BEGAN
OTHER	01/01/50	LEAK DISCOVERY
OTHER	01/01/50	LEAK REPORTED
OTHER	01/01/50	LEAK STOPPED
REMEDIATION	01/01/50	SOIL VAPOR EXTRACTION (SVE)
ENFORCEMENT	07/24/1997	CLOSURE/NO FURTHER ACTION LETTER - #RCDEH72497
ENFORCEMENT	07/23/1997	FILE REVIEW - #RCDEH UPLOAD SITE FILE 4/26/2010
OTHER	03/26/1996	LEAK BEGAN
OTHER	03/26/1996	LEAK DISCOVERY
OTHER	03/26/1996	LEAK REPORTED
REMEDIATION	03/26/1996	SOIL VAPOR EXTRACTION (SVE)
OTHER	02/01/1996	LEAK STOPPED

### **STATUS HISTORY**

STATUS:	DATE:
COMPLETED - CASE CLOSED	07/24/1997
OPEN - SITE ASSESSMENT	03/26/1996
OPEN - CASE BEGIN DATE	02/01/1996

### **CONTACT DETAILS**

ORGANIZATION: SANTA ANA RWQCB (REGION 8)

ADDRESS: 3737 MAIN STREET, SUITE 500

CITY: RIVERSIDE

CONTACT NAME: ROSE SCOTT

CONTACT TYPE: REGIONAL BOARD CASEWORKER

CONTACT PHONE: 9513206375



[www.geo-search.com](http://www.geo-search.com) 888-396-0042

## ***GeoTracker Cleanup Sites (CLEANUPSITES)***

EMAIL: **ROSE.SCOTT@WATERBOARDS.CA.GOV**

ORGANIZATION: **RIVERSIDE COUNTY LOP**

ADDRESS: **3880 LEMON ST SUITE 200**

CITY: **RIVERSIDE**

CONTACT NAME: **SHARON BOLTINGHOUSE**

CONTACT TYPE: **LOCAL AGENCY CASEWORKER**

CONTACT PHONE: **9519558980**

EMAIL: **SBOLTING@RIVCO.ORG**

---

[Back to Report Summary](#)



[www.geo-search.com](http://www.geo-search.com) 888-396-0042

## ***Historical Cortese List (HISTCORTESE)***

**MAP ID# 8**

Distance from Property: 0.338 mi. (1,785 ft.) W

Elevation: 832 ft. (Lower than TP)

### **FACILITY INFORMATION**

GEOSEARCH ID: 083302829TCOR

ID#: 083302829T

NAME: CHEVRON #9-5520

ADDRESS: 2221

RIVERSIDE, CA 92501

---

[Back to Report Summary](#)

## ***Leaking Underground Storage Tanks (LUST)***

**MAP ID# 8**

Distance from Property: 0.338 mi. (1,785 ft.) W  
Elevation: 832 ft. (Lower than TP)

### **FACILITY INFORMATION**

GLOBAL ID: T0606500459

URL LINK: [CLICK HERE](#)

BUSINESS NAME: CHEVRON #9-5520

ADDRESS: 2221 MAIN ST  
RIVERSIDE, CA 92501

COUNTY: RIVERSIDE

### **FACILITY DETAILS**

CASE TYPE: LUST CLEANUP SITE

CASE NUMBER: 083302829T

STATUS: 07/24/1997

POTENTIAL CONTAMINATION:

**GASOLINE**

POTENTIAL MEDIA AFFECTED:

**SOIL**

SITE HISTORY:

**NOT REPORTED**

### **HISTORICAL FACILITY DETAILS**

NO HISTORICAL DETAIL(S) INFORMATION REPORTED FOR THIS FACILITY

---

[Back to Report Summary](#)

## ***Riverside County Underground Storage Tanks Cleanup Sites (RCLUST)***

**MAP ID# 8**

Distance from Property: 0.338 mi. (1,785 ft.) W

Elevation: 832 ft. (Lower than TP)

### **SITE INFORMATION**

SITE ID#: 960340

NAME: CHEVRON #9-5520

ADDRESS: 2221 MAIN ST

RIVERSIDE, CA 92501

COUNTY: RIVERSIDE

STATUS: CLOSED CASE

CASE TYPE: SOIL ONLY IS IMPACTED

---

[Back to Report Summary](#)

## GeoTracker Cleanup Sites (CLEANUPSITES)

**MAP ID# 9**

Distance from Property: 0.358 mi. (1,890 ft.) S  
Elevation: 873 ft. (Higher than TP)

### **FACILITY INFORMATION**

GLOBAL ID: T0606500019

URL LINK: [CLICK HERE](#)

BUSINESS NAME: SO. CAL. RTD - DIVISION 13

ADDRESS: 2450 MULBERRY ST  
RIVERSIDE, CA 95201

COUNTY: RIVERSIDE

### **FACILITY DETAILS**

CASE TYPE: LUST CLEANUP SITE

CASE NUMBER: 083300129T

STATUS: COMPLETED - CASE CLOSED 04/04/1989

POTENTIAL CONTAMINATION:

#### **GASOLINE**

POTENTIAL MEDIA AFFECTED:

#### **SOIL**

SITE HISTORY:

NOT REPORTED

### **REGULATORY ACTIVITIES**

TYPE OF ACTION:	DATE:	ACTION:
OTHER	01/01/50	LEAK DISCOVERY
OTHER	01/01/50	LEAK REPORTED
OTHER	01/01/50	LEAK STOPPED
ENFORCEMENT	04/04/1989	CLOSURE/NO FURTHER ACTION LETTER
OTHER	06/06/1986	LEAK REPORTED
OTHER	06/04/1986	LEAK STOPPED
OTHER	05/31/1986	LEAK DISCOVERY

### **STATUS HISTORY**

STATUS:	DATE:
COMPLETED - CASE CLOSED	04/04/1989
OPEN - SITE ASSESSMENT	07/31/1986
OPEN - CASE BEGIN DATE	05/31/1986

### **CONTACT DETAILS**

ORGANIZATION: SANTA ANA RWQCB (REGION 8)

ADDRESS: 3737 MAIN STREET, SUITE 500

CITY: RIVERSIDE

CONTACT NAME: PATRICIA HANNON

CONTACT TYPE: REGIONAL BOARD CASEWORKER

CONTACT PHONE: NOT REPORTED

EMAIL: PHANNON@WATERBOARDS.CA.GOV

ORGANIZATION: RIVERSIDE COUNTY LOP

ADDRESS: 3880 LEMON ST SUITE 200

CITY: RIVERSIDE

CONTACT NAME: RIVERSIDE COUNTY LOP

## ***GeoTracker Cleanup Sites (CLEANUPSITES)***

CONTACT TYPE: **LOCAL AGENCY CASEWORKER**

CONTACT PHONE: **9519558980**

EMAIL: **NOT REPORTED**

---

[Back to Report Summary](#)



[www.geo-search.com](http://www.geo-search.com) 888-396-0042

## ***Historical Cortese List (HISTCORTESE)***

**MAP ID# 9**

Distance from Property: 0.358 mi. (1,890 ft.) S

Elevation: 873 ft. (Higher than TP)

### **FACILITY INFORMATION**

GEOSEARCH ID: 083300129TCOR

ID#: 083300129T

NAME: SO. CAL. RTD - DIVISION 1

ADDRESS: 2450 MULBERRY  
RIVERSIDE, CA 92501

---

[Back to Report Summary](#)

## ***Leaking Underground Storage Tanks (LUST)***

**MAP ID# 9**

Distance from Property: 0.358 mi. (1,890 ft.) S  
Elevation: 873 ft. (Higher than TP)

### **FACILITY INFORMATION**

GLOBAL ID: T0606500019

URL LINK: [CLICK HERE](#)

BUSINESS NAME: SO. CAL. RTD - DIVISION 13

ADDRESS: 2450 MULBERRY ST  
RIVERSIDE, CA 95201

COUNTY: RIVERSIDE

### **FACILITY DETAILS**

CASE TYPE: LUST CLEANUP SITE

CASE NUMBER: 083300129T

STATUS: 04/04/1989

POTENTIAL CONTAMINATION:

**GASOLINE**

POTENTIAL MEDIA AFFECTED:

**SOIL**

SITE HISTORY:

**NOT REPORTED**

### **HISTORICAL FACILITY DETAILS**

NO HISTORICAL DETAIL(S) INFORMATION REPORTED FOR THIS FACILITY

---

[Back to Report Summary](#)

## GeoTracker Cleanup Sites (CLEANUPSITES)

**MAP ID# 10**

Distance from Property: 0.421 mi. (2,223 ft.) WSW

Elevation: 842 ft. (Lower than TP)

### **FACILITY INFORMATION**

GLOBAL ID: T0606500196

URL LINK: [CLICK HERE](#)

BUSINESS NAME: J.J. ROOFING

ADDRESS: 2466 MAIN ST  
RIVERSIDE, CA 92501

COUNTY: RIVERSIDE

### **FACILITY DETAILS**

CASE TYPE: LUST CLEANUP SITE

CASE NUMBER: 083301583T

STATUS: COMPLETED - CASE CLOSED 08/13/1992

POTENTIAL CONTAMINATION:

**DIESEL**

POTENTIAL MEDIA AFFECTED:

**SOIL**

SITE HISTORY:

**NOT REPORTED**

### **REGULATORY ACTIVITIES**

TYPE OF ACTION:	DATE:	ACTION:
OTHER	01/01/50	LEAK DISCOVERY
OTHER	01/01/50	LEAK REPORTED
OTHER	01/01/50	LEAK STOPPED
ENFORCEMENT	08/10/1992	CLOSURE/NO FURTHER ACTION LETTER - #RIV CO CLOSURE
ENFORCEMENT	08/09/1992	FILE REVIEW - #RCDEH UPLOAD SITE FILE 6/4/2015
OTHER	06/22/1990	LEAK DISCOVERY
OTHER	06/22/1990	LEAK STOPPED
OTHER	06/22/1990	LEAK REPORTED

### **STATUS HISTORY**

STATUS:	DATE:
COMPLETED - CASE CLOSED	08/13/1992
OPEN - SITE ASSESSMENT	07/06/1990
OPEN - CASE BEGIN DATE	06/22/1990

### **CONTACT DETAILS**

ORGANIZATION: SANTA ANA RWQCB (REGION 8)

ADDRESS: 3737 MAIN STREET, SUITE 500

CITY: RIVERSIDE

CONTACT NAME: NANCY OLSON-MARTIN

CONTACT TYPE: REGIONAL BOARD CASEWORKER

CONTACT PHONE: NOT REPORTED

EMAIL: NOLSON-MARTIN@WATERBOARDS.CA.GOV

ORGANIZATION: RIVERSIDE COUNTY LOP

ADDRESS: 3880 LEMON ST SUITE 200

CITY: RIVERSIDE

## ***GeoTracker Cleanup Sites (CLEANUPSITES)***

CONTACT NAME: **SHARON BOLTINGHOUSE**

CONTACT TYPE: **LOCAL AGENCY CASEWORKER**

CONTACT PHONE: **9519558980**

EMAIL: **SBOLTING@RIVCO.ORG**

---

[Back to Report Summary](#)



[www.geo-search.com](http://www.geo-search.com) 888-396-0042

## ***Historical Cortese List (HISTCORTESE)***

**MAP ID# 10**

Distance from Property: 0.421 mi. (2,223 ft.) WSW

Elevation: 842 ft. (Lower than TP)

### **FACILITY INFORMATION**

GEOSEARCH ID: 083301583TCOR

ID#: 083301583T

NAME: J J ROOFING

ADDRESS: 2466 MAIN

RIVERSIDE, CA 92501

---

[Back to Report Summary](#)

## ***Leaking Underground Storage Tanks (LUST)***

**MAP ID# 10**

Distance from Property: 0.421 mi. (2,223 ft.) WSW  
Elevation: 842 ft. (Lower than TP)

### **FACILITY INFORMATION**

GLOBAL ID: T0606500196

URL LINK: [CLICK HERE](#)

BUSINESS NAME: J.J. ROOFING

ADDRESS: 2466 MAIN ST  
RIVERSIDE, CA 92501

COUNTY: RIVERSIDE

### **FACILITY DETAILS**

CASE TYPE: LUST CLEANUP SITE

CASE NUMBER: 083301583T

STATUS: 08/13/1992

POTENTIAL CONTAMINATION:

**DIESEL**

POTENTIAL MEDIA AFFECTED:

**SOIL**

SITE HISTORY:

**NOT REPORTED**

### **HISTORICAL FACILITY DETAILS**

NO HISTORICAL DETAIL(S) INFORMATION REPORTED FOR THIS FACILITY

---

[Back to Report Summary](#)

## ***Riverside County Underground Storage Tanks Cleanup Sites (RCLUST)***

**MAP ID# 10**

Distance from Property: 0.421 mi. (2,223 ft.) WSW

Elevation: 842 ft. (Lower than TP)

### **SITE INFORMATION**

SITE ID#: 90566

NAME: J J ROOFING

ADDRESS: 2466 MAIN ST

RIVERSIDE, CA 92501

COUNTY: RIVERSIDE

STATUS: CLOSED CASE

CASE TYPE: SOIL ONLY IS IMPACTED

---

[Back to Report Summary](#)

## GeoTracker Cleanup Sites (CLEANUPSITES)

**MAP ID# 11**

Distance from Property: 0.475 mi. (2,508 ft.) WSW

Elevation: 842 ft. (Lower than TP)

### **FACILITY INFORMATION**

GLOBAL ID: T0606500509

URL LINK: [CLICK HERE](#)

BUSINESS NAME: SEA MOR FOOD CO.

ADDRESS: 2586 MAIN ST  
RIVERSIDE, CA 92501

COUNTY: RIVERSIDE

### **FACILITY DETAILS**

CASE TYPE: LUST CLEANUP SITE

CASE NUMBER: 083303107T

STATUS: COMPLETED - CASE CLOSED 03/02/2011

POTENTIAL CONTAMINATION:

TETRACHLOROETHYLENE (PCE), DIESEL, GASOLINE, OTHER PETROLEUM

POTENTIAL MEDIA AFFECTED:

AQUIFER USED FOR DRINKING WATER SUPPLY, SOIL

SITE HISTORY:

ON APRIL 4, 1989, THE RIVERSIDE COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH (RCDEH) NOTIFIED SEA MOR FOOD THAT AN OPERATING PERMIT WAS REQUIRED FOR THE UNDERGROUND STORAGE TANK (UST) LOCATED AT THE SUBJECT PROPERTY. RCDEH ISSUED A NOTICE OF VIOLATION (NOV) TO SEA MOR FOOD ON AUGUST 22, 1994 FOR OPERATING AN UST WITHOUT THE REQUIRED OPERATING PERMITS. ON MAY 28, 1997, THE RCDEH ISSUED ANOTHER NOV DIRECTING SEA MOR FOOD TO OBTAIN A PERMIT FOR REMOVING THE UST. ON SEPTEMBER 9, 1997, R. A. WIEST CONSTRUCTION, REMOVED THE 1,000-GALLON UST FROM THE SITE. THREE SOIL SAMPLES WERE COLLECTED AT DEPTHS OF 11 AND 14 FEET BELOW GROUND SURFACE. THE RESULTS OF SOIL SAMPLING BENEATH THE UST INDICATED TOTAL PETROLEUM HYDROCARBONS (TPH), TOLUENE, ETHYL BENZENE, AND XYLENE AT A MAXIMUM CONCENTRATION OF 3,700 PPM, 3.0 PPM, 9.6 PPM, AND 550 PPM, RESPECTIVELY. ON DECEMBER 11, 1997, RCDEH DIRECTED SEA MOR FOOD TO CONDUCT A SUBSURFACE INVESTIGATION TO DETERMINE THE EXTENT OF THE PETROLEUM HYDROCARBON AFFECTED SOIL. IN FEBRUARY 2001, R. A. WIEST CONSTRUCTION EXCAVATED THE FORMER UST AREA TO A MAXIMUM DEPTH OF 20 FEET. THE RESULTS OF SOIL SAMPLING FROM THE BOTTOM AND SIDEWALLS OF THE EXCAVATION INDICATED TPH-GASOLINE, TPH-DIESEL, ACETONE, MEK, TRIMETHYLBENZENE, AND XYLENE AT A MAXIMUM CONCENTRATION OF 480 PPM, 1,800 PPM, 56 PPM, 14 PPM, 146 PPM, AND 68 PPM, RESPECTIVELY. ON FEBRUARY 5, 2002, RCDEH DIRECTED SEA MOR FOOD TO SUBMIT A WORK PLAN TO FURTHER ASSESS THE EXTENT OF THE AFFECTED SOIL. ON SEPTEMBER 19, 2002, THE RCDEH APPROVED A WORK PLAN TO DRILL FOUR BORINGS AND CONVERT THE BORINGS TO GROUNDWATER MONITORING WELLS IF GROUNDWATER WAS ENCOUNTERED. THE WORK PLAN WAS NEVER IMPLEMENTED BY SEA MOR FOOD BECAUSE THEY ASSERTED THAT THEY WERE NOT A RESPONSIBLE PARTY FOR THE RELEASES FROM THE FORMER UST AND THAT THEY HAVE BEEN DENIED FUNDING FROM THE UST CLEANUP FUND. ON APRIL 14, 2003, RCDEH TRANSFERRED OVERSIGHT OF THE CASE TO THE SANTA ANA REGIONAL WATER QUALITY CONTROL BOARD (BOARD). THE SITE WAS PLACED ON THE STATE WATER RESOURCES CONTROL BOARD (SWRCB) EMERGENCY, ABANDONED AND RECALCITRANT (EAR) ACCOUNT LIST FOR THE FISCAL YEAR 2005-2006. IN 2007, THE SITE WAS PLACED ON THE SWRCB ORPHAN SITE PROGRAM. ON APRIL 16, 2007, BOARD STAFF APPROVED A WORK PLAN TO DRILL FOUR BORINGS AROUND THE FORMER UST. VOLATILE ORGANIC COMPOUNDS (VOCs) WERE DETECTED IN SOIL SAMPLES COLLECTED FROM BORING B-1, THE BORING CLOSEST TO THE FORMER UST EXCAVATION. NO VOCs WERE DETECTED IN THE THREE DISTAL SOIL BORINGS OR IN THE SAMPLED GROUNDWATER. AS A RESULT OF THESE FINDINGS, FREY ENVIRONMENTAL, SEA-MOR FOOD'S CONSULTANT, CONVERTED B-1 INTO A VAPOR EXTRACTION WELL AND BOARD STAFF REQUESTED THAT ONE ADDITIONAL SOIL BORING BE ADVANCED WITHIN THE LOCATION OF THE FORMER UST EXCAVATION. THE RESULTS OF



[www.geo-search.com](http://www.geo-search.com) 888-396-0042

## GeoTracker Cleanup Sites (CLEANUPSITES)

THE ADDITIONAL INVESTIGATION INDICATED TPH-GASOLINE, TOLUENE, ETHYL BENZENE, AND XYLENES AT A CONCENTRATION OF UP TO 250 PPM, 0.03 PPM, 0.48 PPM, AND 21 PPM, RESPECTIVELY. VERY LOW CONCENTRATIONS OF XYLENE AND MTBE WERE DETECTED IN THE GROUNDWATER COLLECTED FROM THE BASE OF THE SOIL BORING. IN A DECEMBER 18, 2007 TELEPHONE CONVERSATION WITH FREY, BOARD STAFF REQUESTED THAT A SOIL VAPOR EXTRACTION (SVE) TEST BE CONDUCTED TO FURTHER ASSESS THE POTENTIAL MASS OF THE PETROLEUM HYDROCARBONS AND VOCs DETECTED IN B-1. ON JANUARY 7, 2008, AN 8-HOUR, THREE-STEP SOIL VAPOR EXTRACTION TEST WAS CONDUCTED. THE RESULTS OF THE SVE TEST INDICATED THAT THERE WAS NOT A SIGNIFICANT REDUCTION IN THE SVE INFLUENT CONCENTRATION OVER THE LENGTH OF THE TEST. FREY ESTIMATED THAT 6.17 LBS OF PETROLEUM HYDROCARBONS WERE RECOVERED DURING THE 8-HOUR TEST. IN DECEMBER 2008, TWO ADDITIONAL SOIL VAPOR EXTRACTION WELLS WERE INSTALLED AT THE SITE AND A 30-DAY EXTENDED SVE TEST WAS CONDUCTED. THE CONCENTRATION OF TPH-GASOLINE IN THE SVE SYSTEM EFFLUENT DECREASED FROM 1,800 PPMV TO 634 PPMV. FREY ESTIMATED THAT APPROXIMATELY 1,649 LBS (272 GALLONS) OF PETROLEUM HYDROCARBONS WERE RECOVERED. A SECOND 30-DAY SVE TEST WAS CONDUCTED IN FEBRUARY 2009. THE CONCENTRATION OF TPH-GASOLINE IN THE FINAL SVE SYSTEM INFLUENT WAS 270 PPMV. FREY ESTIMATED THAT APPROXIMATELY 600 LBS (103 GALLONS) OF PETROLEUM HYDROCARBONS WERE RECOVERED. BASED ON THESE RESULTS, FREY IS RECOMMENDING SITE CLOSURE BASED ON THE FOLLOWING ASSERTIONS:

- THE UST WAS REMOVED FROM THE SITE IN 1997.
- THE EXTENT OF THE PETROLEUM HYDROCARBON AFFECTED SOIL HAS BEEN ADEQUATELY DEFINED.
- LOW CONCENTRATIONS OF XYLENE AND MTBE, BELOW THE MCL, WERE DETECTED IN ONLY ONE OF THE GROUNDWATER GRAB SAMPLES FROM THE SOIL BORINGS.
- THE PRESENCE OF SILT AND CLAY LAYERS INTERBEDDED WITH THE SAND LAYERS WOULD LIKELY INHIBIT THE VERTICAL MIGRATION OF RESIDUAL PETROLEUM HYDROCARBONS TO THE GROUNDWATER.
- BENZENE AND FUEL OXYGENATES WERE NOT DETECTED IN THE SOIL SAMPLES ABOVE THE LABORATORY DETECTION LIMITS.
- SOIL VAPOR EXTRACTION REMOVED AN ESTIMATED 2,272 POUNDS OF PETROLEUM HYDROCARBONS.
- NO SIGNIFICANT REBOUND IN VAPOR CONCENTRATIONS WAS OBSERVED BETWEEN THE FIRST AND SECOND 30-DAY SVE EVENTS.
- THE RESIDUAL VAPOR CONCENTRATIONS DO NOT APPEAR TO BE A THREAT TO HUMAN HEALTH.
- THE RESIDUAL CONCENTRATIONS OF PETROLEUM HYDROCARBONS IN THE SOIL WOULD LIKELY TO CONTINUE TO DEGRADE. EVEN THOUGH THE RESULTS OF SVE TESTS INDICATE THAT THERE IS STILL RECOVERABLE PETROLEUM HYDROCARBONS IN THE SOIL AT THE SITE, BOARD STAFF CONCURS WITH SITE CLOSURE BECAUSE THE FUNDING FROM THE ORPHAN SITE ACCOUNT WILL BE TERMINATED AT THE END OF THE 2008-2009 FISCAL YEAR AND THE SITE DOES NOT APPEAR TO POSE A SIGNIFICANT ENOUGH THREAT TO WATER QUALITY AND HUMAN HEALTH TO REQUIRE ADDITIONAL FUNDING OF CORRECTIVE ACTIONS.

ON MAY 13, 2010, A 30-DAY CLOSURE NOTIFICATION WAS SENT TO THE PROPERTY OWNER. IN A MAY 27, 2009 E-MAIL MESSAGE FROM MR. MARK GILMARTIN, AN ATTORNEY REPRESENTING SEA MOR FOOD, MR. GILMARTIN STATED THAT THE PROPERTY OWNER HAS NO COMMENTS AND HAS NO OBJECTION TO SITE CLOSURE. ON DECEMBER 1, 2010, THE THREE VAPOR WELLS WERE ABANDONED.

### REGULATORY ACTIVITIES

TYPE OF ACTION:	DATE:	ACTION:
OTHER	01/01/50	LEAK DISCOVERY
OTHER	01/01/50	LEAK REPORTED
REMEDATION	01/01/50	SOIL VAPOR EXTRACTION (SVE)
RESPONSE	03/22/2011	OTHER REPORT / DOCUMENT
ENFORCEMENT	03/02/2011	CLOSURE/NO FURTHER ACTION LETTER
ENFORCEMENT	06/17/2010	TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER
ENFORCEMENT	05/29/2009	NOTIFICATION - PRECLOSURE
ENFORCEMENT	05/13/2009	NOTIFICATION - FEE TITLE OWNERS NOTICE
ENFORCEMENT	02/03/2009	STAFF LETTER
ENFORCEMENT	12/18/2008	SITE VISIT / INSPECTION / SAMPLING
ENFORCEMENT	12/04/2008	VERBAL ENFORCEMENT
ENFORCEMENT	11/21/2008	STAFF LETTER

## GeoTracker Cleanup Sites (CLEANUPSITES)

TYPE OF ACTION:	DATE:	ACTION:
RESPONSE	08/18/2008	INTERIM REMEDIAL ACTION PLAN
RESPONSE	08/11/2008	PILOT STUDY / TREATABILITY WORKPLAN
ENFORCEMENT	07/08/2008	STAFF LETTER
RESPONSE	03/30/2008	PILOT STUDY/ TREATABILITY REPORT
RESPONSE	01/30/2008	SOIL AND WATER INVESTIGATION REPORT
REMEDIATION	01/07/2008	SOIL VAPOR EXTRACTION (SVE)
ENFORCEMENT	01/07/2008	SITE VISIT / INSPECTION / SAMPLING
ENFORCEMENT	10/29/2007	SITE VISIT / INSPECTION / SAMPLING
RESPONSE	10/15/2007	SOIL AND WATER INVESTIGATION WORKPLAN
ENFORCEMENT	10/05/2007	STAFF LETTER
ENFORCEMENT	09/13/2007	STAFF LETTER
RESPONSE	06/29/2007	PRELIMINARY SITE ASSESSMENT REPORT
ENFORCEMENT	04/30/2007	SITE VISIT / INSPECTION / SAMPLING
ENFORCEMENT	04/18/2007	STAFF LETTER
ENFORCEMENT	04/16/2007	STAFF LETTER
ENFORCEMENT	03/09/2005	SITE VISIT / INSPECTION / SAMPLING
ENFORCEMENT	02/25/2005	STAFF LETTER
RESPONSE	04/02/2004	OTHER REPORT / DOCUMENT
OTHER	12/11/1997	LEAK REPORTED
OTHER	12/10/1997	LEAK DISCOVERY

### STATUS HISTORY

STATUS:	DATE:
COMPLETED - CASE CLOSED	03/02/2011
OPEN - VERIFICATION MONITORING	03/12/2009
OPEN - REMEDIATION	01/07/2008
OPEN - SITE ASSESSMENT	10/05/2007
OPEN - SITE ASSESSMENT	12/12/1997
OPEN - CASE BEGIN DATE	12/10/1997

### CONTACT DETAILS

ORGANIZATION: SANTA ANA RWQCB (REGION 8)  
ADDRESS: 3737 MAIN STREET, SUITE 500  
CITY: RIVERSIDE  
CONTACT NAME: CARL BERNHARDT  
CONTACT TYPE: REGIONAL BOARD CASEWORKER  
CONTACT PHONE: 9517824495  
EMAIL: CBERNHARDT@WATERBOARDS.CA.GOV  
ORGANIZATION: RIVERSIDE COUNTY LOP  
ADDRESS: 3880 LEMON ST SUITE 200  
CITY: RIVERSIDE  
CONTACT NAME: SHARON BOLTINGHOUSE  
CONTACT TYPE: LOCAL AGENCY CASEWORKER  
CONTACT PHONE: 9519558980  
EMAIL: SBOLTING@RIVCO.ORG

## ***GeoTracker Cleanup Sites (CLEANUPSITES)***

[Back to Report Summary](#)



[www.geo-search.com](http://www.geo-search.com) 888-396-0042

## ***Historical Cortese List (HISTCORTESE)***

**[MAP ID# 11](#)**

Distance from Property: 0.475 mi. (2,508 ft.) WSW

Elevation: 842 ft. (Lower than TP)

### **FACILITY INFORMATION**

GEOSEARCH ID: **083303107TCOR**

ID#: **083303107T**

NAME: **SEA-MOR FOOD CO.**

ADDRESS: **2586**

**RIVERSIDE, CA 92501**

---

[Back to Report Summary](#)

## Leaking Underground Storage Tanks (LUST)

MAP ID# 11

Distance from Property: 0.475 mi. (2,508 ft.) WSW  
Elevation: 842 ft. (Lower than TP)

### FACILITY INFORMATION

GLOBAL ID: T0606500509

URL LINK: [CLICK HERE](#)

BUSINESS NAME: SEA MOR FOOD CO.

ADDRESS: 2586 MAIN ST  
RIVERSIDE, CA 92501

COUNTY: RIVERSIDE

### FACILITY DETAILS

CASE TYPE: LUST CLEANUP SITE

CASE NUMBER: 083303107T

STATUS: 03/02/2011

POTENTIAL CONTAMINATION:

TETRACHLOROETHYLENE (PCE), DIESEL, GASOLINE, OTHER PETROLEUM

POTENTIAL MEDIA AFFECTED:

AQUIFER USED FOR DRINKING WATER SUPPLY, SOIL

SITE HISTORY:

ON APRIL 4, 1989, THE RIVERSIDE COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH (RCDEH) NOTIFIED SEA MOR FOOD THAT AN OPERATING PERMIT WAS REQUIRED FOR THE UNDERGROUND STORAGE TANK (UST) LOCATED AT THE SUBJECT PROPERTY. RCDEH ISSUED A NOTICE OF VIOLATION (NOV) TO SEA MOR FOOD ON AUGUST 22, 1994 FOR OPERATING AN UST WITHOUT THE REQUIRED OPERATING PERMITS. ON MAY 28, 1997, THE RCDEH ISSUED ANOTHER NOV DIRECTING SEA MOR FOOD TO OBTAIN A PERMIT FOR REMOVING THE UST. ON SEPTEMBER 9, 1997, R. A. WIEST CONSTRUCTION, REMOVED THE 1,000-GALLON UST FROM THE SITE. THREE SOIL SAMPLES WERE COLLECTED AT DEPTHS OF 11 AND 14 FEET BELOW GROUND SURFACE. THE RESULTS OF SOIL SAMPLING BENEATH THE UST INDICATED TOTAL PETROLEUM HYDROCARBONS (TPH), TOLUENE, ETHYL BENZENE, AND XYLENE AT A MAXIMUM CONCENTRATION OF 3,700 PPM, 3.0 PPM, 9.6 PPM, AND 550 PPM, RESPECTIVELY. ON DECEMBER 11, 1997, RCDEH DIRECTED SEA MOR FOOD TO CONDUCT A SUBSURFACE INVESTIGATION TO DETERMINE THE EXTENT OF THE PETROLEUM HYDROCARBON AFFECTED SOIL. IN FEBRUARY 2001, R. A. WIEST CONSTRUCTION EXCAVATED THE FORMER UST AREA TO A MAXIMUM DEPTH OF 20 FEET. THE RESULTS OF SOIL SAMPLING FROM THE BOTTOM AND SIDEWALLS OF THE EXCAVATION INDICATED TPH-GASOLINE, TPH-DIESEL, ACETONE, MEK, TRIMETHYLBENZENE, AND XYLENE AT A MAXIMUM CONCENTRATION OF 480 PPM, 1,800 PPM, 56 PPM, 14 PPM, 146 PPM, AND 68 PPM, RESPECTIVELY. ON FEBRUARY 5, 2002, RCDEH DIRECTED SEA MOR FOOD TO SUBMIT A WORK PLAN TO FURTHER ASSESS THE EXTENT OF THE AFFECTED SOIL. ON SEPTEMBER 19, 2002, THE RCDEH APPROVED A WORK PLAN TO DRILL FOUR BORINGS AND CONVERT THE BORINGS TO GROUNDWATER MONITORING WELLS IF GROUNDWATER WAS ENCOUNTERED. THE WORK PLAN WAS NEVER IMPLEMENTED BY SEA MOR FOOD BECAUSE THEY ASSERTED THAT THEY WERE NOT A RESPONSIBLE PARTY FOR THE RELEASES FROM THE FORMER UST AND THAT THEY HAVE BEEN DENIED FUNDING FROM THE UST CLEANUP FUND. ON APRIL 14, 2003, RCDEH TRANSFERRED OVERSIGHT OF THE CASE TO THE SANTA ANA REGIONAL WATER QUALITY CONTROL BOARD (BOARD). THE SITE WAS PLACED ON THE STATE WATER RESOURCES CONTROL BOARD (SWRCB) EMERGENCY, ABANDONED AND RECALCITRANT (EAR) ACCOUNT LIST FOR THE FISCAL YEAR 2005-2006. IN 2007, THE SITE WAS PLACED ON THE SWRCB ORPHAN SITE PROGRAM. ON APRIL 16, 2007, BOARD STAFF APPROVED A WORK PLAN TO DRILL FOUR BORINGS AROUND THE FORMER UST. VOLATILE ORGANIC COMPOUNDS (VOCs) WERE DETECTED IN SOIL SAMPLES COLLECTED FROM BORING B-1, THE BORING CLOSEST TO THE FORMER UST EXCAVATION. NO VOCs WERE DETECTED IN THE THREE DISTAL SOIL BORINGS OR IN THE SAMPLED GROUNDWATER. AS A RESULT OF THESE FINDINGS, FREY ENVIRONMENTAL, SEA-MOR FOOD'S CONSULTANT, CONVERTED B-1 INTO A VAPOR EXTRACTION WELL AND BOARD STAFF REQUESTED THAT ONE ADDITIONAL SOIL BORING BE ADVANCED WITHIN THE LOCATION OF THE FORMER UST EXCAVATION. THE RESULTS OF

## ***Leaking Underground Storage Tanks (LUST)***

THE ADDITIONAL INVESTIGATION INDICATED TPH-GASOLINE, TOLUENE, ETHYL BENZENE, AND XYLENES AT A CONCENTRATION OF UP TO 250 PPM, 0.03 PPM, 0.48 PPM, AND 21 PPM, RESPECTIVELY. VERY LOW CONCENTRATIONS OF XYLENE AND MTBE WERE DETECTED IN THE GROUNDWATER COLLECTED FROM THE BASE OF THE SOIL BORING. IN A DECEMBER 18, 2007 TELEPHONE CONVERSATION WITH FREY, BOARD STAFF REQUESTED THAT A SOIL VAPOR EXTRACTION (SVE) TEST BE CONDUCTED TO FURTHER ASSESS THE POTENTIAL MASS OF THE PETROLEUM HYDROCARBONS AND VOCs DETECTED IN B-1. ON JANUARY 7, 2008, AN 8-HOUR, THREE-STEP SOIL VAPOR EXTRACTION TEST WAS CONDUCTED. THE RESULTS OF THE SVE TEST INDICATED THAT THERE WAS NOT A SIGNIFICANT REDUCTION IN THE SVE INFLUENT CONCENTRATION OVER THE LENGTH OF THE TEST. FREY ESTIMATED THAT 6.17 LBS OF PETROLEUM HYDROCARBONS WERE RECOVERED DURING THE 8-HOUR TEST. IN DECEMBER 2008, TWO ADDITIONAL SOIL VAPOR EXTRACTION WELLS WERE INSTALLED AT THE SITE AND A 30-DAY EXTENDED SVE TEST WAS CONDUCTED. THE CONCENTRATION OF TPH-GASOLINE IN THE SVE SYSTEM EFFLUENT DECREASED FROM 1,800 PPMV TO 634 PPMV. FREY ESTIMATED THAT APPROXIMATELY 1,649 LBS (272 GALLONS) OF PETROLEUM HYDROCARBONS WERE RECOVERED. A SECOND 30-DAY SVE TEST WAS CONDUCTED IN FEBRUARY 2009. THE CONCENTRATION OF TPH-GASOLINE IN THE FINAL SVE SYSTEM INFLUENT WAS 270 PPMV. FREY ESTIMATED THAT APPROXIMATELY 600 LBS (103 GALLONS) OF PETROLEUM HYDROCARBONS WERE RECOVERED. BASED ON THESE RESULTS, FREY IS RECOMMENDING SITE CLOSURE BASED ON THE FOLLOWING ASSERTIONS:

- THE UST WAS REMOVED FROM THE SITE IN 1997.
- THE EXTENT OF THE PETROLEUM HYDROCARBON AFFECTED SOIL HAS BEEN ADEQUATELY DEFINED.
- LOW CONCENTRATIONS OF XYLENE AND MTBE, BELOW THE MCL, WERE DETECTED IN ONLY ONE OF THE GROUNDWATER GRAB SAMPLES FROM THE SOIL BORINGS.
- THE PRESENCE OF SILT AND CLAY LAYERS INTERBEDDED WITH THE SAND LAYERS WOULD LIKELY INHIBIT THE VERTICAL MIGRATION OF RESIDUAL PETROLEUM HYDROCARBONS TO THE GROUNDWATER.
- BENZENE AND FUEL OXYGENATES WERE NOT DETECTED IN THE SOIL SAMPLES ABOVE THE LABORATORY DETECTION LIMITS.
- SOIL VAPOR EXTRACTION REMOVED AN ESTIMATED 2,272 POUNDS OF PETROLEUM HYDROCARBONS.
- NO SIGNIFICANT REBOUND IN VAPOR CONCENTRATIONS WAS OBSERVED BETWEEN THE FIRST AND SECOND 30-DAY SVE EVENTS.
- THE RESIDUAL VAPOR CONCENTRATIONS DO NOT APPEAR TO BE A THREAT TO HUMAN HEALTH.
- THE RESIDUAL CONCENTRATIONS OF PETROLEUM HYDROCARBONS IN THE SOIL WOULD LIKELY TO CONTINUE TO DEGRADE. EVEN THOUGH THE RESULTS OF SVE TESTS INDICATE THAT THERE IS STILL RECOVERABLE PETROLEUM HYDROCARBONS IN THE SOIL AT THE SITE, BOARD STAFF CONCURS WITH SITE CLOSURE BECAUSE THE FUNDING FROM THE ORPHAN SITE ACCOUNT WILL BE TERMINATED AT THE END OF THE 2008-2009 FISCAL YEAR AND THE SITE DOES NOT APPEAR TO POSE A SIGNIFICANT ENOUGH THREAT TO WATER QUALITY AND HUMAN HEALTH TO REQUIRE ADDITIONAL FUNDING OF CORRECTIVE ACTIONS.

ON MAY 13, 2010, A 30-DAY CLOSURE NOTIFICATION WAS SENT TO THE PROPERTY OWNER. IN A MAY 27, 2009 E-MAIL MESSAGE FROM MR. MARK GILMARTIN, AN ATTORNEY REPRESENTING SEA MOR FOOD, MR. GILMARTIN STATED THAT THE PROPERTY OWNER HAS NO COMMENTS AND HAS NO OBJECTION TO SITE CLOSURE. ON DECEMBER 1, 2010, THE THREE VAPOR WELLS WERE ABANDONED.

### **HISTORICAL FACILITY DETAILS**

NO HISTORICAL DETAIL(S) INFORMATION REPORTED FOR THIS FACILITY

---

[Back to Report Summary](#)

## ***Riverside County Underground Storage Tanks Cleanup Sites (RCLUST)***

**MAP ID# 11**

Distance from Property: 0.475 mi. (2,508 ft.) WSW

Elevation: 842 ft. (Lower than TP)

### **SITE INFORMATION**

SITE ID#: 971236

NAME: SEA-MOR FOOD CO.

ADDRESS: 2586 MAIN ST

RIVERSIDE, CA 92501

COUNTY: RIVERSIDE

STATUS: OVERSIGHT OF CASE TRANSFERRED TO RWQCB

CASE TYPE: SOIL ONLY IS IMPACTED

---

[Back to Report Summary](#)

## CALSITES Database (CALSITES)

MAP ID# 12

Distance from Property: 0.51 mi. (2,693 ft.) SW  
Elevation: 819 ft. (Lower than TP)

### **FACILITY INFORMATION**

ID #: 33340002

NAME: ALARK HARD CHROME

ADDRESS: 2777 MAIN STREET

RIVERSIDE, CA

STATUS (DATE): ANNUAL WORKPLAN - ACTIVE SITE (04/19/1996)

STANDARD INDUSTRIAL CLASSIFICATION BELIEVED TO BE CAUSE OF (POTENTIAL) CONTAMINATION:

**MANU - FABRICATED METAL PRODUCTS**

ACCESS TO SITE: NOT REPORTED

GROUNDWATER CONTAMINATION: C

### **COMMENTS**

THIS IS THE DATE THE SITE WAS FIRST LISTED AWP PURSUANT TO SECTION 25356. FACILITY IDENTIFIED VIA OLD PHONEBOOK SEARCH - 1972 PLATING FIRM. DTSC ISSUED THE FINAL NOTICE OF NON-COMPLIANCE FOR THE I&SE ORDER TO MR. WILLIAM ALLEN ON JANUARY 12, 1994. DHS RECEIVED EPA FIT SSI REASSESSMENT. EPA CHANGED RECOMMENDATION TO LSI (MEDIUM PRIORITY) - 07/06/90. DTSC APPROVES THE GROUNDWATER RI REPORT PREPARED BY URS. THIS SITE IS ON THE NPL WITH U.S. EPA. THEY PERFORMED GROUNDWATER SAMPLING IN APRIL 2001. SETTLEMENT NEGOTIATIONS CONTINUE BETWEEN THE AG'S OFFICE AND THE PROPERTY OWNER'S ATTORNEY. KLURE & HARRIS METAL SUPPLY COMPANY HAS SHOWN SOME INTEREST IN PURCHASING THE SITE FOR USE AS A STORAGE FACILITY FOR RAW MATERIALS. KLURE & HARRIS ARE LOCATED ADJACENT TO ALARK. A PUBLIC MEETING WAS HELD ON APRIL 13, 1994 FOR THE PROPOSED SOIL REMOVAL. CEQA DOCUMENTS WERE COMPLETED AND THE REMOVAL WORKPLAN WAS FINALIZED ON APRIL 26, 1994. FACILITY DRIVE-BY: VACANT LOT AT ADDRESS. NO VISIBLE WASTE PROBLEM. FORMER INDUSTRIAL MACHINE/PLATING SHOP. CONTAMINANTS INCLUDE CD, CR, NI, AND PB. AG FILED THIS CASE IN FEDERAL COURT. U.S. EPA APPROVES DTSC SITE PRIORITIZATION PREPARED UNDER PA/SI GRANT. U.S. EPA WILL ASSUME LEAD AGENCY STATUS FOR THE SITE. COMPLETED CHRONOLOGY OF PRP SEARCH ACTIVITIES.

### **BACKGROUND**

THE FACILITY WAS FORMERLY AN INDUSTRIAL MACHINING AND PLATING SHOP WHERE PLATING SOLUTIONS WERE DISPOSED OF OR SPILLED ONTO SOILS FROM TANKS. THE SITE ENCOMPASSES APPROXIMATELY 10,000 SQUARE FEET AND IS LOCATED IN A LIGHT INDUSTRIAL AREA. OPERATIONS AT THE SITE CEASED IN 1985, AND THE FACILITY HAS SINCE REMAINED UNOCCUPIED. THE FACILITY USED AN ELECTROPLATING PROCESS THAT INVOLVED PLATING METAL PARTS USING CHEMICAL BATHS CONTAINING CADMIUM (CD), CHROMIUM (CR), AND NICKEL (NI). GRINDING EQUIPMENT AND CHEMICAL RINSE BATHS WERE ALSO USED DURING THE ELECTROPLATING PROCESS WHICH CONTRIBUTED TO THE CONTAMINATION. THE SOIL AT THE SITE WAS CONTAMINATED AS A RESULT OF SPILLS, DRIPS, AND POSSIBLE DISCHARGE OF PLATING BATH SOLUTIONS THAT OCCURRED DURING THE FOURTEEN YEARS OF OPERATION. A PRELIMINARY INVESTIGATION COMPLETED IN 1983, INCLUDED SOIL SAMPLING UNDER THE BUILDING AND FOUND HIGHER THAN NORMAL LEVELS OF METALS CD, CR, AND NI. EXPOSURE TO THESE HAZARDOUS SUBSTANCES CAN OCCUR FROM INHALATION, INGESTION, OR DIRECT CONTACT. THE AREA WHERE THE CONTAMINANTS WERE FOUND IS INSIDE A SECURED BUILDING AND NO EXPOSURE IS ANTICIPATED. IN FEBRUARY 1987, A REMEDIAL ORDER (RAO) WAS ISSUED TO THE RESPONSIBLE PARTIES (RPS) TO CHARACTERIZE AND REMEDIATE THE HAZARDOUS SUBSTANCES AT THE SITE. IN JULY 1989, A FINAL DETERMINATION OF NONCOMPLIANCE WAS ISSUED FOR FAILURE TO SUBMIT REQUIRED DOCUMENTS. ALTHOUGH THE RPS WERE BRIEFLY IN COMPLIANCE, THE DEPARTMENT ULTIMATELY CONDUCTED THE RI ACTIVITIES. BECAUSE OF THE RPS NONCOMPLIANCE, THIS CASE WAS REFERRED TO THE AG'S OFFICE FOR ENFORCEMENT. IN JULY 1990, THE DEPARTMENT CONDUCTED A SOIL INVESTIGATION TO DETERMINE THE EXTENT OF THE CONTAMINATION. THE INVESTIGATION CONFIRMED HIGH LEVELS OF CR AND LEAD. AN IMMINENT AND SUBSTANTIAL ENDANGERMENT DETERMINATION AND REMEDIAL ACTION ORDER (ORDER) WAS ISSUED TO THE RESPONSIBLE PARTIES (RPS) ON

## ***CALSITES Database (CALSITES)***

NOVEMBER 24, 1993. THE RPS FAILED TO RESPOND TO THE ORDER, SUBSEQUENTLY, DTSC ISSUED A NOTICE OF FINAL DETERMINATION OF NON-COMPLIANCE ON JANUARY 12, 1994. IN JUNE OF 1994, DTSC CONDUCTED A REMOVAL ACTION EXCAVATING THE HIGHEST CONCENTRATION OF HEAVY METAL CONTAMINATED SOIL FROM THE MIDDLE ROOM OF THE ALARK FACILITY. A TOTAL OF 1,810 TONS OF CONTAMINATED SOIL WAS EXCAVATED AND TRANSPORTED TO A TREATMENT AND DISPOSAL FACILITY. THE EXCAVATED AREA WAS BACKFILLED AND A TEMPORARY CAP WAS CONSTRUCTED. DTSC CONDUCTED A GROUNDWATER INVESTIGATION IN JANUARY OF 1995. GROUNDWATER MONITORING WELLS WERE CONSTRUCTED AROUND THE ALARK FACILITY. INITIAL RESULTS OF THE GROUNDWATER INVESTIGATION DETECTED HEXAVALENT CHROMIUM IN THE GROUNDWATER. DTSC CONDUCTED AN ADDITIONAL GROUNDWATER INVESTIGATION CONSTRUCTING MONITORING WELLS AND ADDITIONAL SAMPLING. DTSC APPROVED A GROUNDWATER REMEDIAL INVESTIGATION PREPARED BY URS CONSULTANTS ON 3/11/96. DUE TO THE HIGH THREAT TO HUMAN HEALTH AT THE SITE AND THE LACK OF STATE AND PRP FUNDS TO PERFORM THE NECESSARY WORK, DTSC REQUESTED THE U.S. EPA TO BECOME THE LEAD AGENCY AND CONDUCT THE NECESSARY REMEDIAL ACTIVITIES AT THE SITE. U.S. EPA IS NOW THE LEAD AGENCY, AND THE SITE IS ON U.S. EPA'S NATIONAL PRIORITIES LIST (NPL). U.S. EPA IS CONDUCTING A REMEDIAL INVESTIGATION AND FEASIBILITY STUDY (RI/FS), AND THE RI IS BEING PERFORMED IN SEVERAL PHASES. U.S. EPA EXPECTS TO HAVE THE RI TO DTSC FOR ITS REVIEW IN NOVEMBER, 2004. WILLIAM CLARK, ONE OF THE SITE OWNERS, FILED FOR CHAPTER 7 BANKRUPTCY WHICH HAS BEEN DISCHARGED. THE COURT AND THE AG'S OFFICE HAS AN AGREEMENT WHEREBY MR. CLARK WILL PAY \$2,000 PER YEAR FOR 15 YEARS, FOR A TOTAL OF \$30,000. AS OF OCTOBER 31, 2003, DTSC'S TOTAL COSTS ARE \$2,023,328.89.

---

[Back to Report Summary](#)

## EnviroStor Cleanup Sites (ENVIROSTOR)

**MAP ID# 12**

Distance from Property: 0.51 mi. (2,693 ft.) SW  
Elevation: 819 ft. (Lower than TP)

### **SITE INFORMATION**

ID #: **33340002** ASSESSOR'S PARCEL #: **209-270-002**

URL LINK: [CLICK HERE](#)

NAME: **ALARK HARD CHROME**

ADDRESS: **2775 MAIN STREET  
RIVERSIDE, CA 92501**

COUNTY: **RIVERSIDE**

SITE SIZE (ACRES): **0.23**

LEAD AGENCY: **US EPA**

DTSC PROJECT MANAGER: **JOSEPH CULLY**

DTSC SUPERVISOR: **PATRICK HSIEH**

DTSC DIVISION BRANCH: **CLEANUP CYPRESS**

NPL LISTED: **YES** RESTRICTED LAND USE: **NO**

SITE TYPE: **FEDERAL SUPERFUND**

### SITE TYPE DESCRIPTION

**FEDERAL SUPERFUND (NPL): IDENTIFIES SITES WHERE THE U.S. EPA PROPOSED, LISTED, OR DELISTED A SITE ON THE NATIONAL PRIORITIES LIST (NPL). THE LIST OF SITES IS DEVELOPED AND MAINTAINED BY THE U.S. EPA, WHICH TYPICALLY HAS PRIMARY REGULATORY OVERSIGHT FOR THE SITES LISTED ON THE NPL. FOR MORE INFORMATION, PLEASE REFER TO THE U.S. EPA'S WEB SITE AT [HTTP://WWW.EPA.GOV/SUPERFUND/SITES/NPL/NPL\\_HRS.HTM](http://www.epa.gov/superfund/sites/npl/npl_hrs.htm).**

DTSC's CURRENT INVOLVEMENT AT SITE (as of 04/19/1996)

**ACTIVE - IDENTIFIES THAT AN INVESTIGATION AND/OR REMEDIATION IS CURRENTLY IN PROGRESS**

**AND THAT DTSC IS ACTIVELY INVOLVED, EITHER IN A LEAD OR SUPPORT CAPACITY**

PAST USE/S THAT CAUSED THE CONTAMINATION

**METAL PLATING - CHROME**

CONFIRMED CONTAMINANTS OF CONCERN

**30013 - LEAD**

**30027 - TRICHLOROETHYLENE (TCE)**

**30108 - CADMIUM AND COMPOUNDS**

**30152 - CHROMIUM III**

**30153 - CHROMIUM VI**

**30407 - NICKEL**

---

[Back to Report Summary](#)



[www.geo-search.com](http://www.geo-search.com) 888-396-0042

## National Priorities List (NPL)

**MAP ID# 12**

Distance from Property: 0.51 mi. (2,693 ft.) SW  
Elevation: 819 ft. (Lower than TP)

### **FACILITY INFORMATION**

FACILITY LINK: [EPA](#)

EPA ID#: **CAD098229214**

SITE ID#: **0901694**

NAME: **ALARK HARD CHROME**

ADDRESS: **2777 MAIN STREET  
RIVERSIDE, CA 92501**

COUNTY: **RIVERSIDE**

NATIONAL PRIORITY LISTING: **F - CURRENTLY ON THE FINAL NPL**

FEDERAL FACILITY CLASSIFICATION: **NO - NOT A FEDERAL FACILITY**

NON-NPL STATUS: **NOT REPORTED -**

NON-NPL STATUS DATE: **NOT REPORTED**

PHYSICAL CLASSIFICATION OF SITE / INCIDENT: **NO INFORMATION AVAILABLE**

### **FEDERAL REGISTER INFORMATION**

DATE	VOLUME	PAGE #	ACTION	HRS SCORE
12/01/2000	65	75179	NOT REPORTED	50.50000
07/27/2000	65	46131	NOT REPORTED	50.50000

### **SITE DESCRIPTION**

7/99: **RECOMMENDED FOR THE RDT**

8/99: **THIS SITE REQUIRES A RDT SUMMARY SHEET.**

12/99: **EVALUATED BY RDT 12/16/99. OK'ED FOR LISTING ONCE COMMUNITY SUPPORT IS ESTABLISHED.**

**SITE IS ON THE NPL**

SITE HISTORY - **NO SITE HISTORY INFORMATION AVAILABLE -**

### **ACTIONS**

TYPE: **HR - HAZARD RANKING SYSTEM PACKAGE**

START DATE: **NR**

COMPLETION DATE: **04/01/1984**

ACTION TYPE DEFINITION:

**A NUMERIC ESTIMATE OF THE RELATIVE SEVERITY OF A HAZARDOUS SUBSTANCE RELEASE OR POTENTIAL RELEASE BASED ON: (1) THE RELATIVE POTENTIAL OF SUBSTANCES TO CAUSE HAZARDOUS SITUATIONS; (2) THE LIKELIHOOD AND RATE AT WHICH THE SUBSTANCES MAY AFFECT HUMAN AND ENVIRONMENTAL RECEPTORS; AND (3) THE SEVERITY AND MAGNITUDE OF POTENTIAL EFFECTS. THE SCORE IS COMPUTED USING THE HAZARD RANKING SYSTEM (HRS).**

TYPE: **SI - SITE INSPECTION**

START DATE: **NR**

COMPLETION DATE: **07/06/1990**

ACTION TYPE DEFINITION:

**THE PROCESS OF COLLECTING SITE DATA AND SAMPLES TO CHARACTERIZE THE SEVERITY OF THE HAZARD FOR THE HAZARD RANKING SCORE AND/OR ENFORCEMENT SUPPORT.**

TYPE: **SI - SITE INSPECTION**

START DATE: **NR**

COMPLETION DATE: **04/01/1984**

ACTION TYPE DEFINITION:

## ***National Priorities List (NPL)***

THE PROCESS OF COLLECTING SITE DATA AND SAMPLES TO CHARACTERIZE THE SEVERITY OF THE HAZARD FOR THE HAZARD RANKING SCORE AND/OR ENFORCEMENT SUPPORT.

TYPE: **PA - PRELIMINARY ASSESSMENT**

START DATE: **NR**

COMPLETION DATE: **04/01/1984**

ACTION TYPE DEFINITION:

**COLLECTION OF DIVERSE EXISTING INFORMATION ABOUT THE SOURCE AND NATURE OF THE SITE HAZARD. IT IS EPA POLICY TO COMPLETE THE PRELIMINARY ASSESSMENT WITHIN ONE YEAR OF SITE DISCOVERY.**

TYPE: **DS - DISCOVERY**

START DATE: **NR**

COMPLETION DATE: **04/01/1984**

ACTION TYPE DEFINITION:

**THE PROCESS BY WHICH A POTENTIAL HAZARDOUS WASTE SITE IS BROUGHT TO THE ATTENTION OF THE EPA. THE PROCESS CAN OCCUR THROUGH THE USE OF SEVERAL MECHANISMS SUCH AS A PHONE CALL OR REFERRAL BY ANOTHER GOVERNMENT AGENCY.**

TYPE: **CO - COMBINED REMEDIAL INVESTIGATION/FEASIBILITY STUDY**

START DATE: **07/06/2001**

COMPLETION DATE: **NR**

ACTION TYPE DEFINITION:

**THE PROCESS OF DATA COLLECTION AND ANALYSES OF THE SITE PROBLEM, IDENTIFICATION OF PRELIMINARY REMEDIAL ALTERNATIVES, AND RECOMMENDATION OF A COST-EFFECTIVE REMEDY. THERE CAN BE MULTIPLE REMEDIAL INVESTIGATION/FEASIBILITY STUDIES (RI/FS) CONDUCTED AT A SITE.**

TYPE: **NF - FINAL LISTING ON NATIONAL PRIORITIES LIST**

START DATE: **NR**

COMPLETION DATE: **12/01/2000**

ACTION TYPE DEFINITION:

**SITE MOVED FROM PROPOSED LIST TO FINAL NATIONAL PRIORITY LIST.**

TYPE: **NP - PROPOSAL TO NATIONAL PRIORITIES LIST**

START DATE: **NR**

COMPLETION DATE: **07/27/2000**

ACTION TYPE DEFINITION:

**SITE PROPOSED FOR INCLUSION ON THE NATIONAL PRIORITY LIST BASED ON THE HAZARD RANKING SYSTEM (HRS) SCORE FOR THE SITE.**

CONTAMINANTS - NO CONTAMINATION INFORMATION AVAILABLE -

LISTING OF PUBLISHED INSTITUTIONAL CONTROL SITE REPORT - NOT AN INSTITUTIONAL CONTROL SITE -

---

[Back to Report Summary](#)

## EnviroStor Cleanup Sites (ENVIROSTOR)

**MAP ID# 13**

Distance from Property: 0.57 mi. (3,010 ft.) W  
Elevation: 821 ft. (Lower than TP)

### **SITE INFORMATION**

ID #: **60000414** ASSESSOR'S PARCEL #: **209-161-002-5, 209161002**

URL LINK: [CLICK HERE](#)

NAME: **SNYDER TRUST PROPERTY**

ADDRESS: **2511 NORTHBEND STREET  
RIVERSIDE, CA 92501**

COUNTY: **RIVERSIDE**

SITE SIZE (ACRES): **0.5**

LEAD AGENCY: **SMBRP**

DTSC PROJECT MANAGER: **GREGORY SHAFFER**

DTSC SUPERVISOR: **EILEEN MANANIAN**

DTSC DIVISION BRANCH: **CLEANUP CYPRESS**

NPL LISTED: **NO** RESTRICTED LAND USE: **YES**

SITE TYPE: **VOLUNTARY CLEANUP**

### SITE TYPE DESCRIPTION

**VOLUNTARY CLEANUP: IDENTIFIES SITES WITH EITHER CONFIRMED OR UNCONFIRMED RELEASES, AND THE PROJECT PROPONENTS HAVE REQUESTED THAT DTSC OVERSEE EVALUATION, INVESTIGATION, AND/OR CLEANUP ACTIVITIES AND HAVE AGREED TO PROVIDE COVERAGE FOR DTSC'S COSTS.**

DTSC's CURRENT INVOLVEMENT AT SITE (as of 04/06/2007)

**CERTIFIED O&M - LAND USE RESTRICTIONS ONLY -**

PAST USE/S THAT CAUSED THE CONTAMINATION

**PESTICIDE/INSECTIDE/RODENTICIDE STORAGE**

CONFIRMED CONTAMINANTS OF CONCERN

**30004 - CHLORDANE**

**30007 - DDE**

**30008 - DDT**

**30207 - DIELDRIN**

**30308 - HEPTACHLOR**

---

[Back to Report Summary](#)

## EnviroStor Cleanup Sites (ENVIROSTOR)

**MAP ID# 14**

Distance from Property: 0.608 mi. (3,210 ft.) WSW  
Elevation: 821 ft. (Lower than TP)

### **SITE INFORMATION**

ID #: **60000210** ASSESSOR'S PARCEL #: **209151004**

URL LINK: [CLICK HERE](#)

NAME: **FOREMOST-MCKESSON INC.**

ADDRESS: **2676 MARKET ST  
RIVERSIDE, CA 92501**

COUNTY: **RIVERSIDE**

SITE SIZE (ACRES): **NOT REPORTED**

LEAD AGENCY: **SMBRP**

DTSC PROJECT MANAGER: **JOSEPH KASLOWSKI**

DTSC SUPERVISOR: **GREG HOLMES**

DTSC DIVISION BRANCH: **NOT REPORTED**

NPL LISTED: **NO** RESTRICTED LAND USE: **NO**

SITE TYPE: **EVALUATION**

### **SITE TYPE DESCRIPTION**

**EVALUATION: IDENTIFIES SUSPECTED, BUT UNCONFIRMED, CONTAMINATED SITES THAT NEED OR HAVE GONE THROUGH AN INVESTIGATION AND ASSESSMENT PROCESS. IF A SITE IS FOUND TO HAVE CONFIRMED CONTAMINATION, IT WILL CHANGE FROM EVALUATION TO EITHER A STATE RESPONSE OR VOLUNTARY CLEANUP SITE TYPE. SITES FOUND TO HAVE NO CONTAMINATION AT THE COMPLETION OF THE INVESTIGATION AND ASSESSMENT PROCESS RESULT IN A NO ACTION REQUIRED (FOR PHASE 1 ASSESSMENTS) OR NO FURTHER ACTION (FOR PHASE 2 ASSESSMENTS) DETERMINATION.**

**DTSC's CURRENT INVOLVEMENT AT SITE (as of 03/06/2006)**

**INACTIVE - NEEDS EVALUATION - IDENTIFIES NON-ACTIVE SITES WHERE DTSC HAS DETERMINED A PEA OR OTHER EVALUATION IS REQUIRED**

**PAST USE/S THAT CAUSED THE CONTAMINATION**

**MANUFACTURING - OTHER**

**CONFIRMED CONTAMINANTS OF CONCERN**

**NONE SPECIFIED**

---

[Back to Report Summary](#)

## EnviroStor Cleanup Sites (ENVIROSTOR)

**MAP ID# 15**

Distance from Property: 0.658 mi. (3,474 ft.) WSW  
Elevation: 846 ft. (Higher than TP)

### **SITE INFORMATION**

ID #: **60000223** ASSESSOR'S PARCEL #: **209173003**

URL LINK: [CLICK HERE](#)

NAME: **SOUTHERN CALIFORNIA FERTILIZER COMPANY**

ADDRESS: **3837 RIDGE RD  
RIVERSIDE, CA 92501**

COUNTY: **RIVERSIDE**

SITE SIZE (ACRES): **NOT REPORTED**

LEAD AGENCY: **SMBRP**

DTSC PROJECT MANAGER: **NOT REPORTED**

DTSC SUPERVISOR: **\* GREG HOLMES**

DTSC DIVISION BRANCH: **CLEANUP CYPRESS**

NPL LISTED: **NO** RESTRICTED LAND USE: **NO**

SITE TYPE: **EVALUATION**

### **SITE TYPE DESCRIPTION**

**EVALUATION: IDENTIFIES SUSPECTED, BUT UNCONFIRMED, CONTAMINATED SITES THAT NEED OR HAVE GONE THROUGH AN INVESTIGATION AND ASSESSMENT PROCESS. IF A SITE IS FOUND TO HAVE CONFIRMED CONTAMINATION, IT WILL CHANGE FROM EVALUATION TO EITHER A STATE RESPONSE OR VOLUNTARY CLEANUP SITE TYPE. SITES FOUND TO HAVE NO CONTAMINATION AT THE COMPLETION OF THE INVESTIGATION AND ASSESSMENT PROCESS RESULT IN A NO ACTION REQUIRED (FOR PHASE 1 ASSESSMENTS) OR NO FURTHER ACTION (FOR PHASE 2 ASSESSMENTS) DETERMINATION.**

**DTSC's CURRENT INVOLVEMENT AT SITE (as of 03/06/2006)**

**INACTIVE - NEEDS EVALUATION - IDENTIFIES NON-ACTIVE SITES WHERE DTSC HAS DETERMINED A PEA OR OTHER EVALUATION IS REQUIRED**

**PAST USE/S THAT CAUSED THE CONTAMINATION**

**MANUFACTURING - OTHER**

**CONFIRMED CONTAMINANTS OF CONCERN**

**NONESPECIFIED - NONE SPECIFIED**

---

[Back to Report Summary](#)

## EnviroStor Cleanup Sites (ENVIROSTOR)

**MAP ID# 16**

Distance from Property: 0.73 mi. (3,854 ft.) SE  
Elevation: 909 ft. (Higher than TP)

### **SITE INFORMATION**

ID #: **33280153** ASSESSOR'S PARCEL #: **NONE SPECIFIED**

URL LINK: [CLICK HERE](#)

NAME: **DEVOE MARINE COATINGS**

ADDRESS: **2625 DURAHART STREET  
RIVERSIDE, CA 92502**

COUNTY: **RIVERSIDE**

SITE SIZE (ACRES): **NOT REPORTED**

LEAD AGENCY: **US EPA**

DTSC PROJECT MANAGER: **NOT REPORTED**

DTSC SUPERVISOR: **\* GREG HOLMES**

DTSC DIVISION BRANCH: **CLEANUP CYPRESS**

NPL LISTED: **NO** RESTRICTED LAND USE: **NO**

SITE TYPE: **EVALUATION**

### SITE TYPE DESCRIPTION

**EVALUATION: IDENTIFIES SUSPECTED, BUT UNCONFIRMED, CONTAMINATED SITES THAT NEED OR HAVE GONE THROUGH AN INVESTIGATION AND ASSESSMENT PROCESS. IF A SITE IS FOUND TO HAVE CONFIRMED CONTAMINATION, IT WILL CHANGE FROM EVALUATION TO EITHER A STATE RESPONSE OR VOLUNTARY CLEANUP SITE TYPE. SITES FOUND TO HAVE NO CONTAMINATION AT THE COMPLETION OF THE INVESTIGATION AND ASSESSMENT PROCESS RESULT IN A NO ACTION REQUIRED (FOR PHASE 1 ASSESSMENTS) OR NO FURTHER ACTION (FOR PHASE 2 ASSESSMENTS) DETERMINATION.**

DTSC's CURRENT INVOLVEMENT AT SITE (as of 09/05/2003)

**REFER: OTHER AGENCY -**

PAST USE/S THAT CAUSED THE CONTAMINATION

**NONE SPECIFIED**

CONFIRMED CONTAMINANTS OF CONCERN

**NONESPECIFIED - NONE SPECIFIED**

---

[Back to Report Summary](#)

## EnviroStor Cleanup Sites (ENVIROSTOR)

**MAP ID# 17**

Distance from Property: 0.813 mi. (4,293 ft.) WNW  
Elevation: 816 ft. (Lower than TP)

### **SITE INFORMATION**

ID #: **80000993** ASSESSOR'S PARCEL #: **NONE SPECIFIED**

URL LINK: [CLICK HERE](#)

NAME: **CAMP RUBIDOUX - ARMY**

ADDRESS: **NOT REPORTED**  
**RUBIDOUX, CA**

COUNTY: **RIVERSIDE**

SITE SIZE (ACRES): **100**

LEAD AGENCY: **SMBRP**

DTSC PROJECT MANAGER: **NOT REPORTED**

DTSC SUPERVISOR: **DOUGLAS BAUTISTA**

DTSC DIVISION BRANCH: **CLEANUP CYPRESS**

NPL LISTED: **NO** RESTRICTED LAND USE: **NO**

SITE TYPE: **MILITARY EVALUATION**

### SITE TYPE DESCRIPTION

**EVALUATION: IDENTIFIES SUSPECTED, BUT UNCONFIRMED, CONTAMINATED SITES THAT NEED OR HAVE GONE THROUGH AN INVESTIGATION AND ASSESSMENT PROCESS. IF A SITE IS FOUND TO HAVE CONFIRMED CONTAMINATION, IT WILL CHANGE FROM EVALUATION TO EITHER A STATE RESPONSE OR VOLUNTARY CLEANUP SITE TYPE. SITES FOUND TO HAVE NO CONTAMINATION AT THE COMPLETION OF THE INVESTIGATION AND ASSESSMENT PROCESS RESULT IN A NO ACTION REQUIRED (FOR PHASE 1 ASSESSMENTS) OR NO FURTHER ACTION (FOR PHASE 2 ASSESSMENTS) DETERMINATION.**

DTSC's CURRENT INVOLVEMENT AT SITE (as of 07/01/2005)

**INACTIVE - NEEDS EVALUATION - IDENTIFIES NON-ACTIVE SITES WHERE DTSC HAS DETERMINED A PEA OR OTHER EVALUATION IS REQUIRED**

PAST USE/S THAT CAUSED THE CONTAMINATION

**NONE SPECIFIED**

CONFIRMED CONTAMINANTS OF CONCERN

**NONESPECIFIED - NONE SPECIFIED**

---

[Back to Report Summary](#)

## EnviroStor Cleanup Sites (ENVIROSTOR)

**MAP ID# 18**

Distance from Property: 0.814 mi. (4,298 ft.) SSE  
Elevation: 909 ft. (Higher than TP)

### SITE INFORMATION

ID #: 60000212 ASSESSOR'S PARCEL #: NONE SPECIFIED

URL LINK: [CLICK HERE](#)

NAME: ALCAN, INC.

ADDRESS: 3016 KANSAS AV  
RIVERSIDE, CA 92507

COUNTY: RIVERSIDE

SITE SIZE (ACRES): 1

LEAD AGENCY: RWQCB 8 - SANTA ANA

DTSC PROJECT MANAGER: NOT REPORTED

DTSC SUPERVISOR: \* GREG HOLMES

DTSC DIVISION BRANCH: CLEANUP CYPRESS

NPL LISTED: NO RESTRICTED LAND USE: NO

SITE TYPE: EVALUATION

### SITE TYPE DESCRIPTION

EVALUATION: IDENTIFIES SUSPECTED, BUT UNCONFIRMED, CONTAMINATED SITES THAT NEED OR HAVE GONE THROUGH AN INVESTIGATION AND ASSESSMENT PROCESS. IF A SITE IS FOUND TO HAVE CONFIRMED CONTAMINATION, IT WILL CHANGE FROM EVALUATION TO EITHER A STATE RESPONSE OR VOLUNTARY CLEANUP SITE TYPE. SITES FOUND TO HAVE NO CONTAMINATION AT THE COMPLETION OF THE INVESTIGATION AND ASSESSMENT PROCESS RESULT IN A NO ACTION REQUIRED (FOR PHASE 1 ASSESSMENTS) OR NO FURTHER ACTION (FOR PHASE 2 ASSESSMENTS) DETERMINATION.

DTSC's CURRENT INVOLVEMENT AT SITE (as of 04/12/2013)

REFER: RWQCB -

PAST USE/S THAT CAUSED THE CONTAMINATION

MANUFACTURING - INDUSTRIAL MACHINERY

CONFIRMED CONTAMINANTS OF CONCERN

30022 - TETRACHLOROETHYLENE (PCE)

3002502 - TPH-MOTOR OIL

30027 - TRICHLOROETHYLENE (TCE)

30192 - 1,1-DICHLOROETHANE

---

[Back to Report Summary](#)

## EnviroStor Cleanup Sites (ENVIROSTOR)

**MAP ID# 19**

Distance from Property: 0.82 mi. (4,330 ft.) E  
Elevation: 897 ft. (Higher than TP)

### **SITE INFORMATION**

ID #: **60000207** ASSESSOR'S PARCEL #: **NONE SPECIFIED**

URL LINK: [CLICK HERE](#)

NAME: **MCKESSON CHEMICAL COMPANY**

ADDRESS: **1575 MARLBOROUGH  
RIVERSIDE, CA 92507**

COUNTY: **RIVERSIDE**

SITE SIZE (ACRES): **2.5**

LEAD AGENCY: **SMBRP**

DTSC PROJECT MANAGER: **NOT REPORTED**

DTSC SUPERVISOR: **\* GREG HOLMES**

DTSC DIVISION BRANCH: **CLEANUP CYPRESS**

NPL LISTED: **NO** RESTRICTED LAND USE: **NO**

SITE TYPE: **EVALUATION**

### SITE TYPE DESCRIPTION

**EVALUATION: IDENTIFIES SUSPECTED, BUT UNCONFIRMED, CONTAMINATED SITES THAT NEED OR HAVE GONE THROUGH AN INVESTIGATION AND ASSESSMENT PROCESS. IF A SITE IS FOUND TO HAVE CONFIRMED CONTAMINATION, IT WILL CHANGE FROM EVALUATION TO EITHER A STATE RESPONSE OR VOLUNTARY CLEANUP SITE TYPE. SITES FOUND TO HAVE NO CONTAMINATION AT THE COMPLETION OF THE INVESTIGATION AND ASSESSMENT PROCESS RESULT IN A NO ACTION REQUIRED (FOR PHASE 1 ASSESSMENTS) OR NO FURTHER ACTION (FOR PHASE 2 ASSESSMENTS) DETERMINATION.**

DTSC's CURRENT INVOLVEMENT AT SITE (as of 03/06/2006)

**INACTIVE - NEEDS EVALUATION - IDENTIFIES NON-ACTIVE SITES WHERE DTSC HAS DETERMINED A PEA OR OTHER EVALUATION IS REQUIRED**

PAST USE/S THAT CAUSED THE CONTAMINATION

**MANUFACTURING - CHEMICALS**

CONFIRMED CONTAMINANTS OF CONCERN

**NONESPECIFIED - NONE SPECIFIED**

---

[Back to Report Summary](#)

## EnviroStor Cleanup Sites (ENVIROSTOR)

**MAP ID# 20**

Distance from Property: 0.86 mi. (4,541 ft.) WNW  
Elevation: 808 ft. (Lower than TP)

### **SITE INFORMATION**

ID #: **33880005** ASSESSOR'S PARCEL #: **NONE SPECIFIED**

URL LINK: [CLICK HERE](#)

NAME: **PATRICIA BEATTY ELEMENTARY SCHOOL**

ADDRESS: **STRONG STREET AND RIVERA STREET  
RIVERSIDE, CA 92501**

COUNTY: **RIVERSIDE**

SITE SIZE (ACRES): **NOT REPORTED**

LEAD AGENCY: **NONE SPECIFIED**

DTSC PROJECT MANAGER: **MANJULIKA CHAKRABARTI**

DTSC SUPERVISOR: **SHELIA LOWE**

DTSC DIVISION BRANCH: **NOT REPORTED**

NPL LISTED: **NO** RESTRICTED LAND USE: **NO**

SITE TYPE: **SCHOOL INVESTIGATION**

### **SITE TYPE DESCRIPTION**

**SCHOOL: IDENTIFIES PROPOSED AND EXISTING SCHOOL SITES THAT ARE BEING EVALUATED BY DTSC FOR POSSIBLE HAZARDOUS MATERIALS CONTAMINATION. SCHOOL SITES ARE FURTHER DEFINED AS "CLEANUP" (REMEDIAL ACTIONS OCCURRED) OR "EVALUATION" (NO REMEDIAL ACTION OCCURRED) BASED ON COMPLETED ACTIVITIES. ALL PROPOSED SCHOOL SITES THAT WILL RECEIVE STATE FUNDING FOR ACQUISITION OR CONSTRUCTION ARE REQUIRED TO GO THROUGH A RIGOROUS ENVIRONMENTAL REVIEW AND CLEANUP PROCESS UNDER DTSC'S OVERSIGHT.**

**DTSC's CURRENT INVOLVEMENT AT SITE (as of 12/13/2004)**

**NO FURTHER ACTION - IDENTIFIES COMPLETED SITES WHERE DTSC DETERMINED AFTER INVESTIGATION, GENERALLY A PEA (AN INITIAL ASSESSMENT), THAT THE PROPERTY DOES NOT POSE A PROBLEM TO PUBLIC HEALTH OR THE ENVIRONMENT**

**PAST USE/S THAT CAUSED THE CONTAMINATION**

**NONE SPECIFIED**

**CONFIRMED CONTAMINANTS OF CONCERN**

**NONESPECIFIED - NONE SPECIFIED**

---

[Back to Report Summary](#)

## EnviroStor Cleanup Sites (ENVIROSTOR)

**MAP ID# 20**

Distance from Property: 0.86 mi. (4,541 ft.) WNW  
Elevation: 808 ft. (Lower than TP)

### **SITE INFORMATION**

ID #: **33880007** ASSESSOR'S PARCEL #: **NONE SPECIFIED**  
URL LINK: [CLICK HERE](#)  
NAME: **PATRICIA BEATTY ELEMENTARY SCHOOL**  
ADDRESS: **STRONG STREET AND RIVERA STREET**  
**RIVERSIDE, CA 92501**  
COUNTY: **RIVERSIDE**  
SITE SIZE (ACRES): **11.24**  
LEAD AGENCY: **SMBRP**  
DTSC PROJECT MANAGER: **RANA GEORGES**  
DTSC SUPERVISOR: **SHAHIR HADDAD**  
DTSC DIVISION BRANCH: **SOUTHERN CALIFORNIA SCHOOLS & BROWNFIELDS OUTREACH**  
NPL LISTED: **NO** RESTRICTED LAND USE: **NO**  
SITE TYPE: **SCHOOL CLEANUP**

### **SITE TYPE DESCRIPTION**

**SCHOOL: IDENTIFIES PROPOSED AND EXISTING SCHOOL SITES THAT ARE BEING EVALUATED BY DTSC FOR POSSIBLE HAZARDOUS MATERIALS CONTAMINATION. SCHOOL SITES ARE FURTHER DEFINED AS "CLEANUP" (REMEDIAL ACTIONS OCCURRED) OR "EVALUATION" (NO REMEDIAL ACTION OCCURRED) BASED ON COMPLETED ACTIVITIES. ALL PROPOSED SCHOOL SITES THAT WILL RECEIVE STATE FUNDING FOR ACQUISITION OR CONSTRUCTION ARE REQUIRED TO GO THROUGH A RIGOROUS ENVIRONMENTAL REVIEW AND CLEANUP PROCESS UNDER DTSC'S OVERSIGHT.**

DTSC's CURRENT INVOLVEMENT AT SITE (as of 06/08/2007)

**CERTIFIED - IDENTIFIES COMPLETED SITES WITH PREVIOUSLY CONFIRMED RELEASE THAT ARE SUBSEQUENTLY CERTIFIED BY DTSC AS HAVING BEEN REMEDIATED SATISFACTORILY UNDER DTSC OVERSIGHT**

PAST USE/S THAT CAUSED THE CONTAMINATION

**RESIDENTIAL AREA**

CONFIRMED CONTAMINANTS OF CONCERN

**30004 - CHLORDANE**

**30013 - LEAD**

**30207 - DIELDRIN**

---

[Back to Report Summary](#)

## EnviroStor Cleanup Sites (ENVIROSTOR)

**MAP ID# 21**

Distance from Property: 0.974 mi. (5,143 ft.) SSW  
Elevation: 883 ft. (Higher than TP)

### **SITE INFORMATION**

ID #: **60000208** ASSESSOR'S PARCEL #: **211-021-023**

URL LINK: [CLICK HERE](#)

NAME: **RIVERSIDE FERTILIZER WORKS**

ADDRESS: **2622 3RD ST**

**RIVERSIDE, CA 92507**

COUNTY: **RIVERSIDE**

SITE SIZE (ACRES): **1.36**

LEAD AGENCY: **SMBRP**

DTSC PROJECT MANAGER: **NOT REPORTED**

DTSC SUPERVISOR: **\* GREG HOLMES**

DTSC DIVISION BRANCH: **CLEANUP CYPRESS**

NPL LISTED: **NO** RESTRICTED LAND USE: **NO**

SITE TYPE: **EVALUATION**

### **SITE TYPE DESCRIPTION**

**EVALUATION: IDENTIFIES SUSPECTED, BUT UNCONFIRMED, CONTAMINATED SITES THAT NEED OR HAVE GONE THROUGH AN INVESTIGATION AND ASSESSMENT PROCESS. IF A SITE IS FOUND TO HAVE CONFIRMED CONTAMINATION, IT WILL CHANGE FROM EVALUATION TO EITHER A STATE RESPONSE OR VOLUNTARY CLEANUP SITE TYPE. SITES FOUND TO HAVE NO CONTAMINATION AT THE COMPLETION OF THE INVESTIGATION AND ASSESSMENT PROCESS RESULT IN A NO ACTION REQUIRED (FOR PHASE 1 ASSESSMENTS) OR NO FURTHER ACTION (FOR PHASE 2 ASSESSMENTS) DETERMINATION.**

**DTSC's CURRENT INVOLVEMENT AT SITE (as of 03/06/2006)**

**INACTIVE - NEEDS EVALUATION - IDENTIFIES NON-ACTIVE SITES WHERE DTSC HAS DETERMINED A PEA OR OTHER EVALUATION IS REQUIRED**

**PAST USE/S THAT CAUSED THE CONTAMINATION**

**RETAIL**

**CONFIRMED CONTAMINANTS OF CONCERN**

**NONE SPECIFIED**

---

[Back to Report Summary](#)



[www.geo-search.com](http://www.geo-search.com) 888-396-0042

## ***Unlocated Sites Summary***

*This list contains sites that could not be mapped due to limited or incomplete address information.*

*No Records Found*

## ***Environmental Records Definitions - FEDERAL***

### **AIRSAFS**

Aerometric Information Retrieval System / Air Facility Subsystem

VERSION DATE: 10/20/14

The United States Environmental Protection Agency (EPA) modified the Aerometric Information Retrieval System (AIRS) to a database that exclusively tracks the compliance of stationary sources of air pollution with EPA regulations: the Air Facility Subsystem (AFS). Since this change in 2001, the management of the AIRS/AFS database was assigned to EPA's Office of Enforcement and Compliance Assurance.

### **BRS**

Biennial Reporting System

VERSION DATE: 12/31/11

The United States Environmental Protection Agency (EPA), in cooperation with the States, biennially collects information regarding the generation, management, and final disposition of hazardous wastes regulated under the Resource Conservation and Recovery Act of 1976 (RCRA), as amended. The Biennial Report captures detailed data on the generation of hazardous waste from large quantity generators and data on waste management practices from treatment, storage and disposal facilities. Currently, the EPA states that data collected between 1991 and 1997 was originally a part of the defunct Biennial Reporting System and is now incorporated into the RCRAInfo data system.

### **CDL**

Clandestine Drug Laboratory Locations

VERSION DATE: 07/01/16

The U.S. Department of Justice ("the Department") provides this information as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments. The Department does not establish, implement, enforce, or certify compliance with clean-up or remediation standards for contaminated sites; the public should contact a state or local health department or environmental protection agency for that information.

### **DOCKETS**

EPA Docket Data

VERSION DATE: 12/22/05

The United States Environmental Protection Agency Docket data lists Civil Case Defendants, filing dates as far back as 1971, laws broken including section, violations that occurred, pollutants involved, penalties assessed and superfund awards by facility and location. Please refer to ICIS database as source of current data.

### **EC**

Federal Engineering Institutional Control Sites

VERSION DATE: 08/03/15

This database includes site locations where Engineering and/or Institutional Controls have been identified as part



[www.geo-search.com](http://www.geo-search.com) 888-396-0042

## ***Environmental Records Definitions - FEDERAL***

of a selected remedy for the site as defined by United States Environmental Protection Agency official remedy decision documents. A site listing does not indicate that the institutional and engineering controls are currently in place nor will be in place once the remedy is complete; it only indicates that the decision to include either of them in the remedy is documented as of the completed date of the document. Institutional controls are actions, such as legal controls, that help minimize the potential for human exposure to contamination by ensuring appropriate land or resource use. Engineering controls include caps, barriers, or other device engineering to prevent access, exposure, or continued migration of contamination.

### **ECHOR09** Enforcement and Compliance History Information

VERSION DATE: 08/26/17

The EPA's Enforcement and Compliance History Online (ECHO) database, provides compliance and enforcement information for facilities nationwide. This database includes facilities regulated as Clean Air Act stationary sources, Clean Water Act direct dischargers, Resource Conservation and Recovery Act hazardous waste handlers, Safe Drinking Water Act public water systems along with other data, such as Toxics Release Inventory releases.

### **ERNSCA** Emergency Response Notification System

VERSION DATE: 04/29/18

This National Response Center database contains data on reported releases of oil, chemical, radiological, biological, and/or etiological discharges into the environment anywhere in the United States and its territories. The data comes from spill reports made to the U.S. Environmental Protection Agency, U.S. Coast Guard, the National Response Center and/or the U.S. Department of Transportation.

### **FRSCA** Facility Registry System

VERSION DATE: 04/17/18

The United States Environmental Protection Agency's Office of Environmental Information (OEI) developed the Facility Registry System (FRS) as the centrally managed database that identifies facilities, sites or places subject to environmental regulations or of environmental interest. The Facility Registry System replaced the Facility Index System or FINDS database.

### **HMIRSR09** Hazardous Materials Incident Reporting System

VERSION DATE: 03/27/18

The HMIRS database contains unintentional hazardous materials release information reported to the U.S. Department of Transportation located in EPA Region 9. This region includes the following states: Arizona, California, Hawaii, Nevada, and the territories of Guam and American Samoa.

### **ICIS** Integrated Compliance Information System (formerly DOCKETS)

VERSION DATE: 09/23/17



[www.geo-search.com](http://www.geo-search.com) 888-396-0042

## ***Environmental Records Definitions - FEDERAL***

ICIS is a case activity tracking and management system for civil, judicial, and administrative federal Environmental Protection Agency enforcement cases. ICIS contains information on federal administrative and federal judicial cases under the following environmental statutes: the Clean Air Act, the Clean Water Act, the Resource Conservation and Recovery Act, the Emergency Planning and Community Right-to-Know Act - Section 313, the Toxic Substances Control Act, the Federal Insecticide, Fungicide, and Rodenticide Act, the Comprehensive Environmental Response, Compensation, and Liability Act, the Safe Drinking Water Act, and the Marine Protection, Research, and Sanctuaries Act.

**ICISNPDES** Integrated Compliance Information System National Pollutant Discharge Elimination System

VERSION DATE: 07/09/17

Authorized by the Clean Water Act, the National Pollutant Discharge Elimination System (NPDES) permit program controls water pollution by regulating point sources that discharge pollutants into waters of the United States.

**MLTS** Material Licensing Tracking System

VERSION DATE: 06/29/17

MLTS is a list of approximately 8,100 sites which have or use radioactive materials subject to the United States Nuclear Regulatory Commission (NRC) licensing requirements.

**NPDESR09** National Pollutant Discharge Elimination System

VERSION DATE: 04/01/07

Authorized by the Clean Water Act, the National Pollutant Discharge Elimination System (NPDES) permit program controls water pollution by regulating point sources that discharge pollutants into waters of the United States. The NPDES database was collected from December 2002 until April 2007. Refer to the PCS and/or ICIS-NPDES database as source of current data. This database includes permitted facilities located in EPA Region 9. This region includes the following states: Arizona, California, Hawaii, Nevada, and the territories of Guam and American Samoa.

**PADS** PCB Activity Database System

VERSION DATE: 07/18/17

PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

**PCSR09** Permit Compliance System

VERSION DATE: 08/01/12

The Permit Compliance System is used in tracking enforcement status and permit compliance of facilities

## ***Environmental Records Definitions - FEDERAL***

controlled by the National Pollutant Discharge Elimination System (NPDES) under the Clean Water Act and is maintained by the United States Environmental Protection Agency's Office of Compliance. PCS is designed to support the NPDES program at the state, regional, and national levels. This database includes permitted facilities located in EPA Region 9. This region includes the following states: Arizona, California, Hawaii, Nevada, and the territories of Guam and American Samoa. PCS has been modernized, and no longer exists. National Pollutant Discharge Elimination System (ICIS-NPDES) data can now be found in Integrated Compliance Information System (ICIS).

### **RCRASC** RCRA Sites with Controls

VERSION DATE: 03/21/18

The Resource Conservation and Recovery Act (RCRA) gives EPA the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities with institutional controls in place.

### **SEMSLIENS** SEMS Lien on Property

VERSION DATE: 04/11/18

The U.S. Environmental Protection Agency's (EPA) Office of Solid Waste and Emergency Response, Office of Superfund Remediation and Technology Innovation (OSRTI), has implemented The Superfund Enterprise Management System (SEMS), formerly known as CERCLIS (Comprehensive Environmental Response, Compensation and Liability Information System) to track and report on clean-up and enforcement activities taking place at Superfund sites. SEMS represents a joint development and ongoing collaboration between Superfund's Remedial, Removal, Federal Facilities, Enforcement and Emergency Response programs. This is a listing of SEMS sites with a lien on the property.

### **SFLIENS** CERCLIS Liens

VERSION DATE: 06/08/12

A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which United States Environmental Protection Agency has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties. This database contains those CERCLIS sites where the Lien on Property action is complete.

### **SSTS** Section Seven Tracking System

VERSION DATE: 02/01/17

The United States Environmental Protection Agency tracks information on pesticide establishments through the Section Seven Tracking System (SSTS). SSTS records the registration of new establishments and records

## ***Environmental Records Definitions - FEDERAL***

pesticide production at each establishment. The Federal Insecticide, Fungicide and Rodenticide Act (FIFRA) requires that production of pesticides or devices be conducted in a registered pesticide-producing or device-producing establishment. ("Production" includes formulation, packaging, repackaging, and relabeling.)

**TRI**                      Toxics Release Inventory

VERSION DATE: 12/31/16

The Toxics Release Inventory, provided by the United States Environmental Protection Agency, includes data on toxic chemical releases and waste management activities from certain industries as well as federal and tribal facilities. This inventory contains information about the types and amounts of toxic chemicals that are released each year to the air, water, and land as well as information on the quantities of toxic chemicals sent to other facilities for further waste management.

**TSCA**                      Toxic Substance Control Act Inventory

VERSION DATE: 12/31/12

The Toxic Substances Control Act (TSCA) was enacted in 1976 to ensure that chemicals manufactured, imported, processed, or distributed in commerce, or used or disposed of in the United States do not pose any unreasonable risks to human health or the environment. TSCA section 8(b) provides the United States Environmental Protection Agency authority to "compile, keep current, and publish a list of each chemical substance that is manufactured or processed in the United States." This TSCA Chemical Substance Inventory contains non-confidential information on the production amount of toxic chemicals from each manufacturer and importer site.

**RCRAGR09**                      Resource Conservation & Recovery Act - Generator

VERSION DATE: 03/01/18

The Resource Conservation and Recovery Act (RCRA) gives EPA the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities currently generating hazardous waste. EPA Region 9 includes the following states: Arizona, California, Hawaii, Nevada, and the territories of Guam and American Samoa.

**RCRANGR09**                      Resource Conservation & Recovery Act - Non-Generator

VERSION DATE: 03/01/18

The Resource Conservation and Recovery Act (RCRA) gives EPA the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities classified as non-



[www.geo-search.com](http://www.geo-search.com) 888-396-0042

## ***Environmental Records Definitions - FEDERAL***

generators. Non-Generators do not presently generate hazardous waste. EPA Region 9 includes the following states: Arizona, California, Hawaii, Nevada, and the territories of Guam and American Samoa.

### **ALTFUELS**                      Alternative Fueling Stations

VERSION DATE: 01/22/18

Nationwide list of alternative fueling stations made available by the US Department of Energy's Office of Energy Efficiency & Renewable Energy. Includes Biodiesel stations, Ethanol (E85) stations, Liquefied Petroleum Gas (Propane) stations, Ethanol (E85) stations, Natural Gas stations, Hydrogen stations, and Electric Vehicle Supply Equipment (EVSE).

### **FEMAUST**                      FEMA Owned Storage Tanks

VERSION DATE: 12/01/16

This is a listing of FEMA owned underground and aboveground storage tank sites. For security reasons, address information is not released to the public according to the U.S. Department of Homeland Security.

### **HISTPST**                      Historical Gas Stations

VERSION DATE: NR

This historic directory of service stations is provided by the Cities Service Company. The directory includes Cities Service filling stations that were located throughout the United States in 1930.

### **ICISCLEANERS**                      Integrated Compliance Information System Drycleaners

VERSION DATE: 09/23/17

This is a listing of drycleaner facilities from the Integrated Compliance Information System (ICIS). The Environmental Protection Agency (EPA) tracks facilities that possess NAIC and SIC codes that classify businesses as drycleaner establishments.

### **MRDS**                      Mineral Resource Data System

VERSION DATE: 03/15/16

MRDS (Mineral Resource Data System) is a collection of reports describing metallic and nonmetallic mineral resources throughout the world. Included are deposit name, location, commodity, deposit description, geologic characteristics, production, reserves, resources, and references. This database contains the records previously provided in the Mineral Resource Data System (MRDS) of USGS and the Mineral Availability System/Mineral Industry Locator System (MAS/MILS) originated in the U.S. Bureau of Mines, which is now part of USGS.

### **MSHA**                      Mine Safety and Health Administration Master Index File

VERSION DATE: 09/01/17



[www.geo-search.com](http://www.geo-search.com) 888-396-0042

## ***Environmental Records Definitions - FEDERAL***

The Mine dataset lists all Coal and Metal/Non-Metal mines under MSHA's jurisdiction since 1/1/1970. It includes such information as the current status of each mine (Active, Abandoned, NonProducing, etc.), the current owner and operating company, commodity codes and physical attributes of the mine. Mine ID is the unique key for this data. This information is provided by the United States Department of Labor - Mine Safety and Health Administration (MSHA).

**BF** Brownfields Management System

VERSION DATE: 06/27/18

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. The United States Environmental Protection Agency maintains this database to track activities in the various brown field grant programs including grantee assessment, site cleanup and site redevelopment. This database included tribal brownfield sites.

**LUCIS** Land Use Control Information System

VERSION DATE: 09/01/06

The LUCIS database is maintained by the U.S. Department of the Navy and contains information for former Base Realignment and Closure (BRAC) properties across the United States.

**NLRRCRAT** No Longer Regulated RCRA Non-CORRACTS TSD Facilities

VERSION DATE: 03/01/18

This database includes RCRA Non-Corrective Action TSD facilities that are no longer regulated by the United States Environmental Protection Agency or do not meet other RCRA reporting requirements. This listing includes facilities that formerly treated, stored or disposed of hazardous waste.

**ODI** Open Dump Inventory

VERSION DATE: 06/01/85

The open dump inventory was published by the United States Environmental Protection Agency. An "open dump" is defined as a facility or site where solid waste is disposed of which is not a sanitary landfill which meets the criteria promulgated under section 4004 of the Solid Waste Disposal Act (42 U.S.C. 6944) and which is not a facility for disposal of hazardous waste. This inventory has not been updated since June 1985.

**RCRAT** Resource Conservation & Recovery Act - Non-CORRACTS Treatment, Storage & Disposal Facilities

VERSION DATE: 03/01/18

The Resource Conservation and Recovery Act (RCRA) gives EPA the authority to control hazardous waste from

## ***Environmental Records Definitions - FEDERAL***

the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities recognized as hazardous waste treatment, storage, and disposal sites (TSD).

**SEMS** Superfund Enterprise Management System

VERSION DATE: 04/11/18

The U.S. Environmental Protection Agency's (EPA) Office of Solid Waste and Emergency Response, Office of Superfund Remediation and Technology Innovation (OSRTI), has implemented The Superfund Enterprise Management System (SEMS), formerly known as CERCLIS (Comprehensive Environmental Response, Compensation and Liability Information System) to track and report on clean-up and enforcement activities taking place at Superfund sites. SEMS represents a joint development and ongoing collaboration between Superfund's Remedial, Removal, Federal Facilities, Enforcement and Emergency Response programs.

**SEMSARCH** Superfund Enterprise Management System Archived Site Inventory

VERSION DATE: 04/11/18

The Superfund Enterprise Management System Archive listing (SEMS-ARCHIVE) has replaced the CERCLIS NFRAP reporting system in 2015. This listing reflect sites that have been assessed and no further remediation is planned and is of no further interest under the Superfund program.

**SMCRA** Surface Mining Control and Reclamation Act Sites

VERSION DATE: 08/25/17

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

**USUMTRCA** Uranium Mill Tailings Radiation Control Act Sites

VERSION DATE: 03/04/17

The Legacy Management Office of the Department of Energy (DOE) manages radioactive and chemical waste, environmental contamination, and hazardous material at over 100 sites across the U.S. The L.M. Office manages this database of sites registered under the Uranium Mill Tailings Control Act (UMTRCA).

**DNPL** Delisted National Priorities List

VERSION DATE: 04/11/18

## ***Environmental Records Definitions - FEDERAL***

This database includes sites from the United States Environmental Protection Agency's Final National Priorities List (NPL) where remedies have proven to be satisfactory or sites where the original analyses were inaccurate, and the site is no longer appropriate for inclusion on the NPL, and final publication in the Federal Register has occurred.

**DOD** Department of Defense Sites

VERSION DATE: 12/01/14

This information originates from the National Atlas of the United States Federal Lands data, which includes lands owned or administered by the Federal government. Army DOD, Army Corps of Engineers DOD, Air Force DOD, Navy DOD and Marine DOD areas of 640 acres or more are included.

**FUDS** Formerly Used Defense Sites

VERSION DATE: 06/01/15

The Formerly Used Defense Sites (FUDS) inventory includes properties previously owned by or leased to the United States and under Secretary of Defense Jurisdiction, as well as Munitions Response Areas (MRAs). The remediation of these properties is the responsibility of the Department of Defense. This data is provided by the U.S. Army Corps of Engineers (USACE), the boundaries/polygon data are based on preliminary findings and not all properties currently have polygon data available. **DISCLAIMER:** This data represents the results of data collection/processing for a specific USACE activity and is in no way to be considered comprehensive or to be used in any legal or official capacity as presented on this site. While the USACE has made a reasonable effort to insure the accuracy of the maps and associated data, it should be explicitly noted that USACE makes no warranty, representation or guaranty, either expressed or implied, as to the content, sequence, accuracy, timeliness or completeness of any of the data provided herein. For additional information on Formerly Used Defense Sites please contact the USACE Public Affairs Office at (202) 528-4285.

**FUSRAP** Formerly Utilized Sites Remedial Action Program

VERSION DATE: 03/04/17

The U.S. DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from the Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations. The DOE Office of Legacy Management (LM) established long-term surveillance and maintenance (LTS&M) requirements for remediated FUSRAP sites. DOE evaluates the final site conditions of a remediated site on the basis of risk for different future uses. DOE then confirms that LTS&M requirements will maintain protectiveness.

**NLRRCRAC** No Longer Regulated RCRA Corrective Action Facilities

VERSION DATE: 03/01/18

This database includes RCRA Corrective Action facilities that are no longer regulated by the United States Environmental Protection Agency or do not meet other RCRA reporting requirements.



[www.geo-search.com](http://www.geo-search.com) 888-396-0042

## ***Environmental Records Definitions - FEDERAL***

**NMS** Former Military Nike Missile Sites

VERSION DATE: 12/01/84

This information was taken from report DRXTH-AS-IA-83A016 (Historical Overview of the Nike Missile System, 12/1984) which was performed by Environmental Science and Engineering, Inc. for the U.S. Army Toxic and Hazardous Materials Agency Assessment Division. The Nike system was deployed between 1954 and the mid-1970's. Among the substances used or stored on Nike sites were liquid missile fuel (JP-4); starter fluids (UDKH, aniline, and furfuryl alcohol); oxidizer (IRFNA); hydrocarbons (motor oil, hydraulic fluid, diesel fuel, gasoline, heating oil); solvents (carbon tetrachloride, trichloroethylene, trichloroethane, stoddard solvent); and battery electrolyte. The quantities of material a disposed of and procedures for disposal are not documented in published reports. Virtually all information concerning the potential for contamination at Nike sites is confined to personnel who were assigned to Nike sites.

During deactivation most hardware was shipped to depot-level supply points. There were reportedly instances where excess materials were disposed of on or near the site itself at closure. There was reportedly no routine site decontamination.

**NPL** National Priorities List

VERSION DATE: 04/11/18

This database includes United States Environmental Protection Agency (EPA) National Priorities List sites that fall under the EPA's Superfund program, established to fund the cleanup of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action.

**PNPL** Proposed National Priorities List

VERSION DATE: 04/11/18

This database contains sites proposed to be included on the National Priorities List (NPL) in the Federal Register. The United States Environmental Protection Agency investigates these sites to determine if they may present long-term threats to public health or the environment.

**RCRAC** Resource Conservation & Recovery Act - Corrective Action Facilities

VERSION DATE: 03/01/18

The Resource Conservation and Recovery Act (RCRA) gives EPA the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities with corrective action activity.

## ***Environmental Records Definitions - FEDERAL***

**RCRASUBC**

Resource Conservation &amp; Recovery Act - Subject to Corrective Action Facilities

VERSION DATE: 03/01/18

The Resource Conservation and Recovery Act (RCRA) gives EPA the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities subject to corrective actions.

**RODS**

Record of Decision System

VERSION DATE: 04/11/18

These decision documents maintained by the United States Environmental Protection Agency describe the chosen remedy for NPL (Superfund) site remediation. They also include site history, site description, site characteristics, community participation, enforcement activities, past and present activities, contaminated media, the contaminants present, and scope and role of response action.

## ***Environmental Records Definitions - STATE (CA)***

**CDL** Clandestine Drug Labs

VERSION DATE: 12/31/17

The California Department of Toxic Substance Control (DTSC) provides this listing of illegal drug laboratories. Pursuant to Section 25354.5 of the California Health and Safety Code, DTSC conducts emergency removal actions at clandestine drug labs at the request of State and local law enforcement agencies. DTSC's contractors typically remove hazardous substances that may pose an immediate threat to public health and the environment while the enforcement officials are on scene. During the emergency removal actions, contractors remove and properly dispose of contaminated lab equipment, chemicals used to make the illegal drugs (usually methamphetamine), lab chemical wastes, and other grossly contaminated materials. DTSC does not perform additional assessment work beyond standard emergency removal actions and makes no further determination regarding the need for future cleanup work at the emergency removal location. The reported location information may or may not include the actual location of the illegal drug lab. The DTSC does not guarantee the accuracy of the address or location information or the condition of the location listed.

**CHMIRS** California Hazardous Material Incident Report System

VERSION DATE: 04/06/18

The California Hazardous Material Incident Report System database is provided by the California Emergency Management Agency. This database contains accidental or spill release information from reported hazardous material incidents since 1993.

**DTSCDR** DTSC Deed Restrictions

VERSION DATE: 07/08/18

The California Department of Toxic Substances Control (DTSC) maintains this listing of sites with deed restrictions. According to the DTSC, restricted land use indicates whether the site or area within the site has an environmental restriction recorded and/or other institutional control preventing certain types of land use or activities. The land use restrictions listed under the site management requirements are only an abbreviated summary of the land use restrictions, and may not encompass all restrictions and notification requirements placed on a property. For complete land use restriction information please contact the DTSC to review associated Land Use Restriction documents.

**EMI** Emissions Inventory Data

VERSION DATE: 12/31/16

The Air Resources Board's Emissions Inventory Database contains criteria pollutant data and toxic data on facilities throughout the state of California for the 2012-2000 inventory years.

**HWTS** Hazardous Waste Tanner Summary

VERSION DATE: 12/31/16

## ***Environmental Records Definitions - STATE (CA)***

This data is prepared from information extracted from copies of hazardous waste manifests received each year by the Department of Toxic Substances Control. The Hazardous Waste Summary Report (Tanner Report) currently includes manifest data from the 1993 through the 2016 reporting years.

### **LDS** Land Disposal Sites

VERSION DATE: 07/09/18

Land Disposal sites (Landfills) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

### **LIENS** Recorded Environmental Cleanup Liens

VERSION DATE: 05/17/18

The California Department of Toxic Substance Control (DTSC) maintains this listing of liens placed upon real properties. A lien is utilized by the DTSC to obtain reimbursement from responsible parties for costs associated with the remediation of contaminated properties.

### **MCS** Military Cleanup Sites

VERSION DATE: 07/09/18

Military sites (consisting of: Military UST sites; Military Privatized sites; and Military Cleanup sites [formerly known as DoD non UST]) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater

### **NPDES** National Pollutant Discharge Elimination System Facilities

VERSION DATE: 06/04/18

Authorized by the Clean Water Act, the National Pollutant Discharge Elimination System (NPDES) permit program controls water pollution by regulating point sources that discharge pollutants into waters of the United States.

### **WTHAULERS** Registered Waste Tire Haulers

VERSION DATE: 04/22/18

This listing of registered waste tire haulers is maintained by the California Integrated Waste Management Board.

### **ABST** Above Ground Storage Tanks

VERSION DATE: 06/18/18

This database, provided by the California Environmental Protection Agency's (CalEPA) Regulated Site Portal,

## ***Environmental Records Definitions - STATE (CA)***

contains aboveground petroleum storage tank facilities originating from the California Environmental Reporting System (CERS). These facilities store petroleum in aboveground storage tanks with oversight by local agencies.

As of January 1, 2008, Assembly Bill No. 1130 of the Aboveground Petroleum Storage Act (APSA) authorized the Certified Unified Program Agencies to implement and administer the requirements of the APSA. CalEPA Data Disclaimer: Information displayed in the portal is collected from separate agency databases and displayed unaltered. Information that is considered confidential, trade secret, or is otherwise protected by the agency that manages the database is not loaded into the portal. For more detail about information displayed in the portal, please visit the data source sites. Please refer to AST2007 database for aboveground storage tank information obtained from the California State Water Resources Control Board prior to 2008 APSA requirements.

**AST2007** Aboveground Storage Tanks Prior to January 2008

VERSION DATE: 12/01/07

This database contains aboveground storage tank facilities registered with the California State Water Resources Control Board (SWRCB) between 2007 and 2003. Since 2006, tanks were required to contain a minimum (even as cumulative) of 1320 gallons to be in the program. As of January 1, 2008, the SWRCB no longer maintains a list of registered aboveground storage tanks, due to effective Assembly Bill No. 1130 (Laird) of the Aboveground Petroleum Storage Act (APSA). This Bill authorized the Certified Unified Program Agencies to implement and administer the requirements of the APSA. Please refer to ABST database as a current source for aboveground petroleum storage tank data.

**CLEANER** Dry Cleaner Facilities

VERSION DATE: 06/20/18

This database, created by accessing the California Department of Toxic Substances Control's (DTSC) Hazardous Waste Tracking System, includes dry cleaner facilities that have registered EPA identification numbers. These facilities are categorized with one of the following NAICS Codes: 81231 or 81232. This database may also include facilities other than dry cleaners who also register with these same NAICS Codes. Not all companies report their NAICS/SIC Codes to the DTSC and therefore this database may exclude registered dry cleaner facilities with incomplete classification information.

**DTSCHWT** DTSC Registered Hazardous Waste Transporters

VERSION DATE: 04/30/18

The Department of Toxic Substances Control provides this list of Registered Hazardous Waste Transporters.

**HISTUST** Historical Underground Storage Tanks

VERSION DATE: 12/31/87

The Hazardous Substance Storage Container Database is a historical list of Underground Storage Tank sites, compiled from tank survey and registration information collected at one time between 1984 and 1987 by the State Water Resources Control Board. The hazardous substances stored within these tanks includes, but not restricted to, petroleum products, industrial solvents, and other materials.

## ***Environmental Records Definitions - STATE (CA)***

**MINES** Mines Listing

VERSION DATE: 05/06/18

This database includes mine site locations from the California Office of Mine Reclamation.

**MWMP** California Medical Waste Management Program Facility List

VERSION DATE: 06/29/18

To protect the public and the environment from potential infectious exposure to disease causing agents, the Medical Waste Management Program (MWMP), in the Environmental Management Branch of the California Department of Public Health, regulates the generation, handling, storage, treatment, and disposal of medical waste by providing oversight for the implementation of the Medical Waste Management Act (MWMA). The MWMP permits and inspects all medical waste off-site treatment facilities, medical waste transporters, and medical waste transfer stations.

**SLIC** Spills, Leaks, Investigation & Cleanup Recovery Listing

VERSION DATE: 06/16/08

These records are maintained by the California Regional Water Quality Control Board (RWQCB). This list includes contaminated sites that impact groundwater or have the potential to impact ground water. Please refer to CLEANUPSITES database as source of current data.

**SWEEPS** Statewide Environmental Evaluation and Planning System

VERSION DATE: 10/01/94

The Statewide Environmental Evaluation and Planning System (SWEEPS) contains a historical listing of active and inactive underground storage tank locations from the State Water Resources Control Board. The hazardous substances stored within these tanks includes, but not restricted to, petroleum products, industrial solvents, and other materials. Refer to CUPA listing for source of current data.

**USTCUPA** Underground Storage Tanks

VERSION DATE: 05/06/18

An underground storage tank is an individual tank or group of tanks that store hazardous substances. Underground storage tanks are completely or considerably below the ground surface. This database contains UST permit data submitted from the Certified Unified Program Agencies (CUPA) directly to the State Water Resources Control Board. CUPA's are local agencies that have been certified by the California EPA to implement state environmental programs within the local agency's jurisdiction.

**BF** Brownfield Sites

VERSION DATE: 06/03/18

## ***Environmental Records Definitions - STATE (CA)***

This database includes Brownfield sites from the State Water Resources Control Board. These are sites that have gone through the Moratorium of Agreement (MOA) process.

### **CLEANUPSITES**

GeoTracker Cleanup Sites

VERSION DATE: 07/09/18

This GeoTracker Cleanup Sites database is maintained by the California Regional Water Quality Control Board (RWQCB). The database contains contaminated sites that impact groundwater or have the potential to impact ground water, including spills, investigations, cleanup recoveries and reported leaking underground storage tank incidents.

### **CORTESE**

Cortese List

VERSION DATE: 05/06/18

This active listing includes hazardous waste and substances sites designated by the State Water Resources Control Board, the Integrated Waste Board, and the Department of Toxic Substance Control. The Cortese List is utilized by the State, local agencies and developers to comply with the California Environmental Quality Act requirements in providing information about the location of hazardous materials release sites.

### **DROP**

Listing of Certified Dropoff, Collection, and Community Service Programs

VERSION DATE: 04/30/18

Listing of Certified Dropoff, Collection, and Community Service Programs (non-buyback) operating under the state of California's Beverage Container Recycling Program. This list is maintained by the Department of Conservation.

### **ERAP**

Expedited Removal Action Program Sites

VERSION DATE: 04/23/18

The Expedited Remedial Action Program is a pilot project administered by the Department of Toxic Substances Control's Site Mitigation and Brownfields Reuse Program to promote the cleanup of up to 30 hazardous substance release sites. ERAP provides significant incentives for redevelopment of contaminated properties by promoting cleanups based on the planned land use, by providing a covenant not to sue, and by outlining a fair and equitable liability scheme.

### **HISTCORTESE**

Historical Cortese List

VERSION DATE: 11/02/02

This historical listing includes hazardous waste and substances sites designated by the State Water Resources Control Board, the Integrated Waste Board, and the Department of Toxic Substance Control. The Cortese List was utilized by the State, local agencies and developers to comply with the California Environmental Quality Act

## ***Environmental Records Definitions - STATE (CA)***

requirements in providing information about the location of hazardous materials release sites. See CACORTESE for an updated version of this database.

**LUST** Leaking Underground Storage Tanks

VERSION DATE: 07/09/18

This database is maintained by the State Water Resources Control Board. LUST records contain an inventory of reported leaking underground storage tank incidents. Please refer to the CLEANUPSITES database as source of current data.

**NFA** No Further Action Determination

VERSION DATE: 06/20/18

The NFA listing contains properties at which the Department of Toxic Substance Control has made a clear determination that the property does not pose a problem to the environment or to public health.

**NFE** Sites Needing Further Evaluation

VERSION DATE: 06/20/18

The NFE listing contains properties that the Department of Toxic Substance Control suspects with possible contamination. These are unconfirmed contaminated properties that need further assessment.

**PROC** Listing of Certified Processors

VERSION DATE: 05/15/18

Listing of Certified Processors that are operating under the state of California's Beverage Container Recycling Program. This list is maintained by the Department of Conservation.

**REF** Referred to Another Local or State Agency

VERSION DATE: 06/21/18

The REF listing contains properties where contamination has not been confirmed and which were determined as not requiring direct Department of Toxic Substance Control Site Mitigation Program action or oversight. Accordingly, these sites have been referred to another state or local regulatory agency.

**SWIS** Solid Waste Information System Sites

VERSION DATE: 04/18/18

The Solid Waste Information System (SWIS) database includes information on solid waste facilities, operations, and disposal sites located in California. This database is maintained by the California Department of Resources Recycling and Recovery.

## ***Environmental Records Definitions - STATE (CA)***

**SWRCY** Recycling Centers

VERSION DATE: 05/17/18

Listing of Certified Recycling Centers that are operating under the state of California's Beverage Container Recycling Program. This list is maintained by the Department of Conservation.

**VCP** Voluntary Cleanup Program

VERSION DATE: 07/15/18

Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

**WMUDS** Waste Management Unit Database

VERSION DATE: 01/01/00

The Waste Management Unit Database System tracks and inventories waste management units. CCR Title 27 contains criteria stating that Waste Management Units are classified according to their ability to contain wastes. Containment shall be determined by geology, hydrology, topography, climatology, and other factors relating to the ability of the Unit to protect water quality. Water Code Section 13273.1 requires that operators submit a water quality solid waste assessment test (SWAT) report to address leak status. The WMUDS was last updated by the State Water Resources control board in 2000.

**CALSITES** CALSITES Database

VERSION DATE: 05/01/04

This historical database was maintained by the Department of Toxic Substance Control for more than a decade. CALSITES contains information on Brownfield properties with confirmed or potential hazardous contamination. In 2006, DTSC introduced EnviroStor as the latest Brownfields site database.

**ENVIROSTOR** EnviroStor Cleanup Sites

VERSION DATE: 07/15/18

The Department of Toxic Substances Control (DTSC) has developed the EnviroStor database system to evaluate and track sites with confirmed or potential contamination and sites where further investigation may be necessary. This EnviroStor database of cleanup sites contains the following: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. Sites where DTSC has made a "No Action Required" determination are not included in this database, as these sites had assessments that revealed no evidence of recognized environmental conditions in connection with the property.

## ***Environmental Records Definitions - STATE (CA)***

### **ENVIROSTORPCA**

EnviroStor Permitted and Corrective Action Sites

VERSION DATE: 07/23/18

The Department of Toxic Substances Control (DTSC) has developed the EnviroStor database system to evaluate and track sites with confirmed or potential contamination and sites where further investigation may be necessary. This EnviroStor database contains detailed information on hazardous waste permitted and corrective action facilities. Investigation and cleanup activities at hazardous waste facilities (either Resource Conservation and Recovery Act (RCRA) or State-only) that either were eligible for a permit or received a permit are called "corrective action." These facilities treated stored, disposed and/or transferred hazardous waste.

### **TOXPITS**

Toxic Pits Cleanup Act Sites

VERSION DATE: 07/01/95

Toxic Pits are sites with possible contamination of hazardous substances where cleanup is necessary. This listing is no longer updated by the State Water Resources Control Board.

## ***Environmental Records Definitions - LOCAL***

**RCGL** Riverside County Generator List

VERSION DATE: 04/09/18

This listing of permitted facilities that create hazardous waste is maintained by the Riverside County Department of Environmental Health.

**RCDL** Riverside County Disclosure List

VERSION DATE: 05/15/18

This listing of permitted facilities that handle hazardous materials is maintained by the Riverside County Department of Environmental Health.

**RCMW** Riverside County Medical Waste Facilities

VERSION DATE: 09/07/11

This listing of medical waste facilities is provided by the Riverside County Department of Environmental Health.

**RCUST** Riverside County Underground Storage Tank Sites

VERSION DATE: 05/15/18

This listing of permitted underground storage tanks is maintained by the Riverside County Department of Environmental Health.

**RCLUST** Riverside County Underground Storage Tanks Cleanup Sites

VERSION DATE: 06/27/18

This listing of facilities with unauthorized release (leaking tanks) is maintained the Riverside County Department of Environmental Health, Local Oversight Program (LOP).

## ***Environmental Records Definitions - TRIBAL***

**USTR09**                      Underground Storage Tanks On Tribal Lands

VERSION DATE: 04/10/18

This database, provided by the United States Environmental Protection Agency (EPA), contains underground storage tanks on Tribal lands located in EPA Region 9. This region includes the following states: Arizona, California, Hawaii, Nevada, and the territories of Guam and American Samoa.

**LUSTR09**                      Leaking Underground Storage Tanks On Tribal Lands

VERSION DATE: 04/10/18

This database, provided by the United States Environmental Protection Agency (EPA), contains leaking underground storage tanks on Tribal lands located in EPA Region 9. This region includes the following states: Arizona, California, Hawaii, Nevada, and the territories of Guam and American Samoa.

**ODINDIAN**                      Open Dump Inventory on Tribal Lands

VERSION DATE: 11/08/06

This Indian Health Service database contains information about facilities and sites on tribal lands where solid waste is disposed of, which are not sanitary landfills or hazardous waste disposal facilities, and which meet the criteria promulgated under section 4004 of the Solid Waste Disposal Act (42 U.S.C. 6944).

**TORRESDUMPSITES**                      Illegal Dump Sites on the Torres Martinez Reservation

VERSION DATE: 10/29/07

This listing of illegal dump site locations on the Torres Martinez Reservation is maintained by the United States Environmental Protection Agency, Region IX. These dump sites contain unlawfully discarded household waste such as landscaping and wood wastes with no known soil or groundwater contamination. A majority of the sites have already been cleaned up through the collaborative efforts of the EPA, The California Integrated Waste Management Board and the Torres Martinez Tribe.

**INDIANRES**                      Indian Reservations

VERSION DATE: 01/01/00

The Department of Interior and Bureau of Indian Affairs maintains this database that includes American Indian Reservations, off-reservation trust lands, public domain allotments, Alaska Native Regional Corporations and Recognized State Reservations.

## **APPENDIX D – SUPPORTING DOCUMENTS**



**First American Title Insurance Company  
National Commercial Services**

**3281 E Guasti Road, Suite 440  
Ontario, CA 91761**

April 25, 2018

Jim Guthrie  
AFG LLC  
1451 Research Park Dr  
Riverside, CA 92507-2111

Customer Reference: Parcel Map No. 37475

Title Officer: Kimberly Delpolito  
Phone: (909) 510-6202  
Fax No.: (877) 461-2090  
E-Mail: kdelpolito@firstam.com  
Owner: AFG Development, LLC

Property: Vacant land, Riverside, CA

**PRELIMINARY REPORT**

In response to the above referenced application for a policy of title insurance, this company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Exhibit A attached. *The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.* Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

**Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.**

**It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.**

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

*First American Title Insurance Company*

Dated as of February 06, 2018 at 7:30 A.M.

The form of Policy of title insurance contemplated by this report is:

Subdivision Guarantee

A specific request should be made if another form or additional coverage is desired.

Title to said estate or interest at the date hereof is vested in:

AFG Development, LLC, as to Parcels 1, 2, 3, 8 and 9; and  
Riverside County Flood Control and Water Conservation District, as to Parcels 4 through 7

The estate or interest in the land hereinafter described or referred to covered by this Report is:

Fee Simple

The Land referred to herein is described as follows:

(See attached Legal Description)

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in said policy form would be as follows:

1. General and special taxes and assessments for the fiscal year 2018-2019, a lien not yet due or payable.

(Pursuant to Government Code 66493 of the State of California the Subdivision Map Act requires that during the period from January 1 through October 1 when real property taxes are an assessed lien not yet due and payable that a tax bond be filed with the clerk of the board of supervisors to secure payment of said taxes. A tax bond estimate should be requested from this office at least two months prior to the date scheduled for recordation of the map.)

- 1a. General and special taxes and assessments for the fiscal year 2017-2018 are exempt.

(Affects APNS: 209-020-024-9, 209-020-025-0, 209-060-022-1, 209-060-023-2, 209-060-026-5, 209-070-009-1, 209-070-014-5)

- 1b. Supplemental taxes for the fiscal year 2017-2018 assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

First Installment: \$834.53, OPEN

Penalty: \$0.00

Second Installment: \$834.53, OPEN

Penalty: \$0.00

Tax Rate Area: 009-158  
A. P. No.: 053-707-199-7

- 1c. Supplemental taxes for the fiscal year 2017-2018 assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.  
First Installment: \$5,040.61, OPEN  
Penalty: \$0.00  
Second Installment: \$5,040.61, OPEN  
Penalty: \$0.00  
Tax Rate Area: 009-158  
A. P. No.: 053-707-200-4
- 1d. Supplemental taxes for the fiscal year 2017-2018 assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.  
First Installment: \$13.35, OPEN  
Penalty: \$0.00  
Second Installment: \$13.35, OPEN  
Penalty: \$0.00  
Tax Rate Area: 009-158  
A. P. No.: 053-707-201-5
- 1e. Supplemental taxes for the fiscal year 2017-2018 assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.  
First Installment: \$2,470.22, OPEN  
Penalty: \$0.00  
Second Installment: \$2,470.22, OPEN  
Penalty: \$0.00  
Tax Rate Area: 009-158  
A. P. No.: 053-707-202-6
- 1f. Supplemental taxes for the fiscal year 2017-2018 assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.  
First Installment: \$12,484.70, OPEN  
Penalty: \$0.00  
Second Installment: \$12,484.70, OPEN  
Penalty: \$0.00  
Tax Rate Area: 009-158  
A. P. No.: 053-707-203-7
2. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

3. A right of way reserved to the Riverside Water Company, and its assigns, for the construction of all necessary water ditches, pipes, flumes and apparatus for the purposes of irrigation and domestic use; the exact location thereof not being disclosed by the records.
4. An easement for water ditches, pipes, or flumes that may be required for the irrigation and incidental purposes, recorded April 26, 1882 as [Book 28, Page 635](#) and August 14, 1885 in [Book 42, Page 294](#) and in [Book 42, Page 296](#), all of Official Records.
- In Favor of: Riverside Water Company and the Riverside Canal Company  
Affects: as described therein

The location of the easement cannot be determined from record information.

5. An easement for flume or pipelines and incidental purposes, recorded September 29, 1921 as [Book 553, Page 116](#) of Official Records.
- In Favor of: Edgar J. Swartout, et al  
Affects: as described therein

The location of the easement cannot be determined from record information.

6. Covenants, conditions, restrictions and easements in the document recorded February 24, 1926 in [Book 665 of Deeds, Page 182](#) , but deleting any covenant, condition, or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, sexual orientation, familial status, disability, handicap, national origin, genetic information, gender, gender identity, gender expression, source of income (as defined in California Government Code § 12955(p)) or ancestry, to the extent such covenants, conditions or restrictions violation 42 U.S.C. § 3604(c) or California Government Code § 12955. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.
7. Covenants, conditions, restrictions and easements in the document recorded May 12, 1926 in [Book 677 of Deeds, Page 322](#) , but deleting any covenant, condition, or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, sexual orientation, familial status, disability, handicap, national origin, genetic information, gender, gender identity, gender expression, source of income (as defined in California Government Code § 12955(p)) or ancestry, to the extent such covenants, conditions or restrictions violation 42 U.S.C. § 3604(c) or California Government Code § 12955. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.
8. An easement for public utilities and incidental purposes, recorded April 19, 1927 as [Book 715, Page 7](#) of Official Records.
- In Favor of: Southern California Gas Company, a corporation  
Affects: as described therein

The location of the easement cannot be determined from record information.

9. An easement for sewer lines and incidental purposes, recorded December 24, 1946 in [Book 802, Page 560](#) of Official Records.
- In Favor of: City of Riverside  
Affects: As described therein

10. All water and water rights on or appurtenant to said real property, as conveyed by L. J. Peters to the Riverside Water Company, by deed recorded May 21, 1947 in [Book 834, Page 379](#) of Official Records.
11. An easement for sewer lines and incidental purposes, recorded March 7, 1952 in [Book 1348, Page 110](#) and in [Book 1348, Page 163](#), both of Official Records.  
In Favor of: City of Riverside  
Affects: As described therein
12. An easement for public utilities and private utilities and incidental purposes, recorded September 11, 1953 in [Book 1507, Page 287](#) of Official Records.  
In Favor of: City of Riverside, a municipal corporation  
Affects: As described therein
13. An easement for pole lines and incidental purposes, recorded October 30, 1953 in [Book 1521, Page 301](#) of Official Records.  
In Favor of: The City of Riverside  
Affects: As described therein

The location of the easement cannot be determined from record information.

14. Abutter's rights of ingress and egress to or from freeway have been relinquished in the document recorded April 02, 1957 as Instrument No. 23898 in [Book 2065, Page 112](#) of Official Records.
15. Abutter's rights of ingress and egress to or from freeway have been relinquished in the document recorded April 5, 1957 in [Book 2067, Page 220](#) and February 5, 1964 in [Book 3603, Page 173](#), both of Official Records.
16. Abutter's rights of ingress and egress to or from freeway have been relinquished in the document recorded May 7, 1957 in [Book 2083, Page 521](#) of Official Records.
17. An easement for utilities and incidental purposes, recorded March 16, 1959 in Book 2432, Page 299 of Official Records.  
In Favor of: The Pacific Telephone and Telegraph Company  
Affects: As described therein

The location of the easement cannot be determined from record information.

18. An easement for public utilities and incidental purposes, recorded October 10, 1963 as Instrument No. [106797](#) in Book 3506, Page 291 of Official Records.  
In Favor of: The State of California  
Affects: As described therein

The location of the easement cannot be determined from record information.

19. An easement for public utilities and incidental purposes, recorded October 10, 1963 as Instrument No. [106799](#) in Book 3508, Page 80 of Official Records.  
In Favor of: The State of California  
Affects: As described therein

The location of the easement cannot be determined from record information.

20. Abutter's rights of ingress and egress to or from freeway have been relinquished in the document recorded October 10, 1963 as Instrument No. [106799](#) in Book 3508, Page 80 of Official Records.
21. Abutter's rights of ingress and egress to or from freeway have been relinquished in the document recorded October 16, 1963 as Instrument No. [109421](#) in Book 3512, Page 53 of Official Records.
22. An easement for storm drain facilities and incidental purposes, recorded February 6, 1970 as Instrument No. [12193](#) of Official Records.  
In Favor of: City of Riverside  
Affects: As described therein
23. An easement for storm drain facilities and incidental purposes, recorded May 1, 1970 as Instrument No. [41171](#) of Official Records.  
In Favor of: City of Riverside  
Affects: As described therein
24. An easement for ingress and egress for the construction, maintenance and repair of a fence and incidental purposes, recorded August 30, 1974 as Instrument No. [112747](#) of Official Records.  
In Favor of: Harry Mc Carroll and Elnora B. Mc Carroll, husband and wife as joint tenants  
Affects: As described therein

The location of the easement cannot be determined from record information.

25. The effect of a map purporting to show the land and other property, filed in [Book 61, Page 71](#) of Record of Surveys.
26. An easement for storm drain and incidental purposes, recorded July 20, 1977 as Instrument No. [136592](#) of Official Records.  
In Favor of: Jose A. Brown and Dawn N. Brown  
Affects: As described therein
27. An easement for sanitary sewer facilities and incidental purposes, recorded August 12, 1988 as Instrument No. [228805](#) of Official Records.  
In Favor of: The City of Riverside  
Affects: As described therein
28. The effect of a map purporting to show the land and other property, filed in [Book 83, Page 94](#) of Record of Surveys.
29. The rights, if any, of a city, public utility or special district, pursuant to Section 8345 et seq. of the California Streets and Highways Code, to preserve a public easement in Charles Street as the same was vacated by the document recorded May 5, 1993 as Instrument No. [167305](#) of Official Records.

30. The rights, if any, of a city, public utility or special district, pursuant to Section 8345 et seq. of the California Streets and Highways Code, to preserve a public easement in Vista Street as the same was vacated by the document recorded February 23, 1995 as Instrument No. [056345](#) of Official Records.
31. An easement for water facilities and electric energy distribution facilities and incidental purposes, recorded February 24, 1995 as Instrument No. [058118](#) of Official Records.  
In Favor of: City of Riverside, a municipal corporation  
Affects: As described therein
32. The fact that the land lies within the boundaries of the Project No. 5-1996 (Highgrove Project) Redevelopment Project Area, as disclosed by the document recorded November 25, 1998 as Instrument No. [514098](#) of Official Records.
33. The fact that the land lies within the boundaries of the Project Area No. 5-1986, Amendment No. 1, Highgrove Sub-Area Redevelopment Project Area, as disclosed by the document recorded December 15, 1998 as Instrument No. [549221](#) of Official Records.
34. Abutter's rights of ingress and egress to or from freeway have been relinquished in the document recorded June 8, 2004 as Instrument No. [2004-0436160](#) of Official Records.
35. Abutter's rights of ingress and egress to or from freeway have been relinquished in the document recorded November 09, 2006 as Instrument No. [2006-0830492](#) and re-recorded September 25, 2007 as Instrument No. [2007-0601014](#), both of Official Records.
36. The fact that the land lies within the boundaries of the Hunter Park/Northside Redevelopment Project Area, as disclosed by various documents of record.
37. Any easements and/or servitudes affecting easement parcel(s) 2 herein described.
38. Rights of the public in and to that portion of the land lying within any Road, Street, Alley or Highway.
39. Water rights, claims or title to water, whether or not shown by the public records.
40. Rights of parties in possession.

<b>INFORMATIONAL NOTES</b>
----------------------------

**ALERT - CA Senate Bill 2 imposes an additional fee of \$75 up to \$225 at the time of recording on certain transactions effective January 1, 2018. Please contact your First American Title representative for more information on how this may affect your closing.**

1. Should this report be used to facilitate your transaction, we must be provided with the following prior to the issuance of the policy:
  - A. WITH RESPECT TO A CORPORATION:
    1. A certificate of good standing of recent date issued by the Secretary of State of the corporation's state of domicile.
    2. A certificate copy of a resolution of the Board of Directors authorizing the contemplated transaction and designating which corporate officers shall have the power to execute on behalf of the corporation.
    3. A certificate of revivor and a certificate of relief from contract voidability issued by the Franchise Tax Board of the State of California.
    4. Requirements which the Company may impose following its review of the above material and other information which the Company may require.
  - B. WITH RESPECT TO A CALIFORNIA LIMITED PARTNERSHIP:
    1. A certified copy of the certificate of limited partnership (form LP-1) and any amendments thereto (form LP-2) to be recorded in the public records;
    2. A full copy of the partnership agreement and any amendments;
    3. Satisfactory evidence of the consent of a majority in interest of the limited partners to the contemplated transaction;
    4. A certificate of revivor and a certificate of relief from contract voidability issued by the Franchise Tax Board of the State of California.
    5. Requirements which the Company may impose following its review of the above material and other information which the Company may require.
  - C. WITH RESPECT TO A FOREIGN LIMITED PARTNERSHIP:
    1. A certified copy of the application for registration, foreign limited partnership (form LP-5) and any amendments thereto (form LP-6) to be recorded in the public records;
    2. A full copy of the partnership agreement and any amendment;
    3. Satisfactory evidence of the consent of a majority in interest of the limited partners to the contemplated transaction;
    4. A certificate of revivor and a certificate of relief from contract voidability issued by the Franchise Tax Board of the State of California.
    5. Requirements which the Company may impose following its review of the above material and other information which the Company may require.
  - D. WITH RESPECT TO A GENERAL PARTNERSHIP:
    1. A certified copy of a statement of partnership authority pursuant to Section 16303 of the California Corporation Code (form GP-1), executed by at least two partners, and a certified copy of any amendments to such statement (form GP-7), to be recorded in the public records;
    2. A full copy of the partnership agreement and any amendments;

3. Requirements which the Company may impose following its review of the above material required herein and other information which the Company may require.
- E. WITH RESPECT TO A LIMITED LIABILITY COMPANY:
1. A copy of its operating agreement and any amendments thereto;
  2. If it is a California limited liability company, a certified copy of its articles of organization (LLC-1) and any certificate of correction (LLC-11), certificate of amendment (LLC-2), or restatement of articles of organization (LLC-10) to be recorded in the public records;
  3. If it is a foreign limited liability company, a certified copy of its application for registration (LLC-5) to be recorded in the public records;
  4. With respect to any deed, deed of trust, lease, subordination agreement or other document or instrument executed by such limited liability company and presented for recordation by the Company or upon which the Company is asked to rely, such document or instrument must be executed in accordance with one of the following, as appropriate:
    - (i) If the limited liability company properly operates through officers appointed or elected pursuant to the terms of a written operating agreement, such documents must be executed by at least two duly elected or appointed officers, as follows: the chairman of the board, the president or any vice president, and any secretary, assistant secretary, the chief financial officer or any assistant treasurer;
    - (ii) If the limited liability company properly operates through a manager or managers identified in the articles of organization and/or duly elected pursuant to the terms of a written operating agreement, such document must be executed by at least two such managers or by one manager if the limited liability company properly operates with the existence of only one manager.
  5. A certificate of revivor and a certificate of relief from contract voidability issued by the Franchise Tax Board of the State of California.
  6. Requirements which the Company may impose following its review of the above material and other information which the Company may require.
- F. WITH RESPECT TO A TRUST:
1. A certification pursuant to Section 18100.5 of the California Probate Code in a form satisfactory to the Company.
  2. Copies of those excerpts from the original trust documents and amendments thereto which designate the trustee and confer upon the trustee the power to act in the pending transaction.
  3. Other requirements which the Company may impose following its review of the material require herein and other information which the Company may require.
- G. WITH RESPECT TO INDIVIDUALS:
1. A statement of information.

The map attached, if any, may or may not be a survey of the land depicted hereon. First American Title Insurance Company expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

**LEGAL DESCRIPTION**

Real property in the City of Riverside, County of Riverside, State of California, described as follows:

TENTATIVE PARCEL MAP NO. 37475, BEING A SUBDIVISION OF THE FOLLOWING:

PARCEL 1: (APN: 206-151-036, 206-151-029, 209-020-048, 209-020-047, 209-060-022 (PORTION), 209-020-022, 209-060-026 (PORTION) AND 209-070-014 (PORTION))

THOSE PORTIONS OF LOTS 51, 52, 53, 61, 62 AND 63, OF THE LANDS OF THE SOUTHERN CALIFORNIA COLONY ASSOCIATION, SITUATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN [BOOK 7 OF MAPS, PAGE 3](#), RECORDS OF SAN BERNARDINO COUNTY, BEING PORTIONS DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHEASTERLY LINE OF ORANGE STREET, SAID LINE BEING PARALLEL AND DISTANT 35.00 FEET FROM THE CENTERLINE OF SAID STREET AS SHOWN ON PLAT RECORDED IN [BOOK 83 OF RECORDS OF SURVEY, PAGES 94, 95, 96 AND 97](#), RECORDS OF RIVERSIDE COUNTY, AND THE NORTHEASTERLY RIGHT OF WAY LINE OF STATE ROUTE 60, SAID NORTHEASTERLY LINE DESCRIBED IN DIRECTORS DEED, DOCUMENT NO. [15043](#), RECORDED FEBRUARY 5, 1964, RECORDS OF RIVERSIDE COUNTY, SAID INTERSECTION BEING THE MOST WESTERLY CORNER OF LAND DESCRIBED IN CITY OF RIVERSIDE RESOLUTION NO. 17672, DOCUMENT NO. [056345](#), RECORDED FEBRUARY 23, 1995, OFFICIAL RECORDS OF RIVERSIDE COUNTY;

THENCE ALONG SAID PARALLEL LINE AND ALONG SAID SOUTHEASTERLY LINE OF ORANGE STREET NORTH 29° 45' 50" EAST 67.63 FEET TO A POINT IN THE NORTHERLY LINE OF VISTA STREET, NOW VACATED PER SAID RESOLUTION NO. 17672;

THENCE CONTINUING NORTH 29° 45' 50" EAST 373.71 FEET TO THE INTERSECTION THEREOF WITH THE NORTHEASTERLY LINE OF THE SOUTHWESTERLY 10.00 FEET OF THAT CERTAIN PARCEL NO. 1120-13 AS SHOWN ON PLAT ON FILE IN [BOOK 61 OF RECORDS OF SURVEY, PAGES 71, 72, 73 AND 74](#), RECORDS OF RIVERSIDE COUNTY;

THENCE CONTINUING NORTH 29° 45' 50" EAST 93.27 FEET TO THE INTERSECTION THEREOF WITH THE NORTHEASTERLY LINT OF THAT CERTAIN PARCEL 1120-13A, DESCRIBED IN DOCUMENT NO. [139472](#), RECORDED SEPTEMBER 20, 1976, OFFICIAL RECORDS OF RIVERSIDE COUNTY;

THENCE CONTINUING NORTH 29° 45' 50" EAST 350.75 FEET TO A POINT IN THE NORTHEASTERLY LINE OF LAND DESCRIBED IN CERTIFICATE OF COMPLIANCE, DOCUMENT NO. [226850](#), RECORDED JUNE 15, 1993, OFFICIAL RECORDS OF RIVERSIDE COUNTY;

THENCE ALONG SAID NORTHEASTERLY LINE SOUTH 69° 19' 10" EAST 188.13 FEET;

THENCE SOUTH 60° 40' 48" EAST 159.17 FEET TO THE MOST WESTERLY CORNER OF LAND DESCRIBED IN DOCUMENT NO. [262038](#), RECORDED JULY 31, 1991, OFFICIAL RECORDS OF RIVERSIDE COUNTY;

THENCE ALONG THE NORTHWESTERLY LINE OF SAID LAND NORTH 29° 46' 55" EAST 265.00 FEET TO THE SOUTHWESTERLY LINE OF STRONG STREET (25.00 FEET HALF-WIDTH);

THENCE ALONG SAID STREET AND ALONG THE NORTHEASTERLY LINE OF SAID LAND SOUTH

60° 12' 30" EAST 118.00 FEET;

THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LAND SOUTH 29° 46' 55" WEST 265.00 FEET TO THE MOST SOUTHERLY CORNER OF SAID LAND, SAID CORNER BEING A POINT IN A LINE PARALLEL WITH AND DISTANT SOUTHWESTERLY 290.00 FEET FROM THE CENTERLINE OF SAID STRONG STREET, SAID CENTERLINE BEING THE NORTHEASTERLY LINE OF SAID LOTS 61, 62 AND 63;

THENCE ALONG SAID PARALLEL LINE AND ALONG THE NORTHEASTERLY LINE OF SAID CERTIFICATE OF COMPLIANCE SOUTH 60° 12' 31" EAST 1266.00 FEET TO POINT "A", BEING THE MOST WESTERLY CORNER OF THAT CERTAIN PARCEL 17754-01-01 DESCRIBED IN AMENDED FINAL ORDER OF CONDEMNATION, DOCUMENT NO. [2007-0601014](#), RECORDED SEPTEMBER 25, 2007, OFFICIAL RECORDS OF RIVERSIDE COUNTY;

THENCE CONTINUING ALONG SAID PARALLEL LINE AND ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL 17754-01-01, SOUTH 60° 12' 31" EAST 146.49 FEET TO THE NORTHWESTERLY RIGHT OF WAY OF STATE ROUTE 215, CONVEYED BY DEED TO THE STATE OF CALIFORNIA, RECORDED JUNE 8, 2004, AS DOCUMENT NO. [2004-0436160](#), OFFICIAL RECORDS OF RIVERSIDE COUNTY, SAID RIGHT OF WAY SHOWN ON RIGHT OF WAY MAP NO. 67308-02, ON FILE IN THE OFFICE OF THE CALIFORNIA DEPARTMENT OF TRANSPORTATION, DISTRICT 8;

THENCE ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID STATE ROUTE 215, SOUTH 20° 37' 25" WEST 154.09 FEET TO THE NORTHWESTERLY LINE OF LA CADENA DRIVE, CONVEYED BY DEED RECORDED OCTOBER 17, 1986, AS DOCUMENT NO. [260016](#), OFFICIAL RECORDS OF RIVERSIDE COUNTY, SAID LINE BEING A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 322.00 FEET, A RADIAL LINE TO SAID CURVE BEARS SOUTH 48° 45' 26" EAST;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 24° 01' 08", A DISTANCE OF 134.99 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF THAT CERTAIN PARCEL 1, CONVEYED BY DOCUMENT NO. [128830](#), RECORDED APRIL 19, 1991, OFFICIAL RECORDS OF RIVERSIDE COUNTY;

THENCE ALONG SAID SOUTHWESTERLY LINE OF PARCEL 1, SOUTH 60° 14' 00" EAST 6.12 FEET TO THE NORTHWESTERLY LINE OF THAT CERTAIN PARCEL OF LAND SHOWN AS SEGMENT "E" BY MAP OF RELINQUISHMENT RECORDED MARCH 28, 1961, IN [BOOK 3, PAGE 5](#) OF STATE HIGHWAY MAPS, RECORDS OF RIVERSIDE COUNTY, SAID LINE BEING THE NORTHWESTERLY LINE OF LA CADENA DRIVE, SAID LINE BEING A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 327.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 25° 21' 39" EAST;

THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE AND ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 09° 55' 11", A DISTANCE OF 56.61 FEET;

THENCE CONTINUING ALONG SAID NORTHWESTERLY LINE SOUTH 74° 33' 32" WEST 136.09 FEET TO THE NORTHEASTERLY LINE OF CHARLES STREET (30.00 FEET WIDE), CONVEYED BY DEED RECORDED OCTOBER 3, 1929, IN [BOOK 827 OF DEEDS, PAGE 564](#), RECORDS OF RIVERSIDE COUNTY, SAID STREET VACATED PER RESOLUTION NO. 17318, RECORDED MAY 5, 1993, AS DOCUMENT NO. [167305](#), OFFICIAL RECORDS OF RIVERSIDE COUNTY;

THENCE SOUTH 60° 14' 00" EAST 64.82 FEET, ALONG SAID NORTHEASTERLY LINE AND ALONG THE SOUTHWESTERLY LINE OF SAID SEGMENT "E" TO THE NORTHWESTERLY RIGHT OF WAY OF SAID STATE ROUTE 215 AS SHOWN ON SAID RIGHT OF WAY MAP NO. 67308-02;

THENCE ALONG SAID RIGHT OF WAY SOUTH 74° 33' 32" WEST 63.41 FEET TO THE MOST

SOUTHERLY CORNER OF THAT CERTAIN PARCEL OF LAND SHOWN AS SEGMENT "D" BY SAID MAP OF RELINQUISHMENT;

THENCE CONTINUING ALONG SAID RIGHT OF WAY AND ALONG THE SOUTHWESTERLY LINE OF SAID SEGMENT "D" NORTH 60° 14' 00" WEST 36.15 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY OF STATE ROUTE 215;

THENCE LEAVING SAID RIGHT OF WAY AND ALONG THE LAND DESCRIBED IN SAID RESOLUTION NO. 17318, NORTH 29° 53' 05" EAST 8.00 FEET TO THE SOUTHWESTERLY LINE OF LAND CONVEYED BY DEED, RECORDED OCTOBER 4, 1963, AS DOCUMENT NO. [105188](#), IN BOOK 3503, PAGE 148, OFFICIAL RECORDS OF RIVERSIDE COUNTY;

THENCE ALONG SAID SOUTHWESTERLY LINE NORTH 60° 14' 00" WEST 145.84 FEET TO THE MOST WESTERLY CORNER OF SAID LAND;

THENCE ALONG THE NORTHWESTERLY LINE OF SAID LAND NORTH 29° 45' 30" EAST 7.00 FEET TO THE SOUTHWESTERLY LINE OF SAID CHARLES STREET (30.00 FEET WIDE), VACATED BY SAID RESOLUTION NO. 17318;

THENCE ALONG SAID SOUTHWESTERLY LINE AND THE NORTHWESTERLY PROLONGATION THEREOF NORTH 60° 14' 00" WEST 313.14 FEET TO A POINT ON A LINE HEREINAFTER REFERRED TO AS COURSE "A", SAID COURSE BEARS SOUTH 77° 07' 43" WEST 1371.93 FEET FROM SAID POINT "A" TO THAT CERTAIN POINT IN THE NORTHEASTERLY RIGHT OF WAY OF STATE ROUTE 60, CONVEYED BY DEED TO THE STATE OF CALIFORNIA, RECORDED APRIL 5, 1957 IN [BOOK 2067, PAGE 220](#), OFFICIAL RECORDS OF RIVERSIDE COUNTY, LAST SAID POINT BEING THE WESTERLY TERMINUS OF THAT CERTAIN COURSE BEARING (S64° 01' 12"E 457.66 FEET) AS SHOWN ON SAID RECORD OF SURVEY FILED IN [BOOK 83, PAGES 94 THROUGH 97](#), INCLUSIVE, LAST SAID POINT ALSO BEING THE MOST SOUTHERLY CORNER OF LAND CONVEYED FROM THE STATE OF CALIFORNIA BY DIRECTOR'S DEED, DOCUMENT NO. [15043](#), RECORDED FEBRUARY 5, 1964, OFFICIAL RECORDS OF RIVERSIDE COUNTY;

THENCE ALONG SAID COURSE "A", SOUTH 77° 07' 43" WEST 308.96 FEET TO A POINT IN THE NORTHEASTERLY LINE OF A STRIP OF LAND 60.00 FEET WIDE DESCRIBED IN DOCUMENT NO. [195382](#), RECORDED OCTOBER 16, 1981 AND RECORDED IN DOCUMENT NO. [83442](#), RECORDED MARCH 30, 1988, SAID STRIP BEING THE UNIVERSITY WASH - THORTON CHANNEL STORM DRAIN CHANNEL RIGHT OF WAY, AS SHOWN BY PLAT ON FILE IN SAID [BOOK 83 OF RECORDS OF SURVEY, PAGES 82, 83, 84 AND 85](#), RECORDS OF RIVERSIDE COUNTY;

THENCE CONTINUING ALONG SAID COURSE "A", SOUTH 77° 07' 43" WEST 60.90 FEET TO THE SOUTHWESTERLY LINE OF SAID CHANNEL RIGHT OF WAY;

THENCE CONTINUING ALONG SAID COURSE "A" SOUTH 77° 07' 43" WEST 344.98 FEET TO SAID NORTHEASTERLY RIGHT OF WAY LINE OF STATE ROUTE 60;

THENCE ALONG THE SOUTHWESTERLY LINE OF SAID DIRECTOR' S DEED AND ALONG SAID STATE ROUTE 60 NORTH 64° 01' 12" WEST 132.20 FEET;

THENCE CONTINUING ALONG SAID STATE ROUTE 60 NORTH 55° 35' 26" WEST 512.61 FEET;

THENCE CONTINUING ALONG SAID STATE ROUTE 60 NORTH 74° 15' 31" WEST 79.16 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL THOSE PORTIONS THEREOF LYING WITHIN SAID UNIVERSITY WASH -THORTON CHANNEL, CONVEYED TO THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT DESCRIBED IN DOCUMENT NO. [83442](#), RECORDED MARCH

30, 1988, AND DOCUMENT NO. [214763](#), RECORDED NOVEMBER 17, 1980, OFFICIAL RECORDS OF RIVERSIDE COUNTY, AND DOCUMENT NO. [139472](#), RECORDED SEPTEMBER 20, 1976, ALL OFFICIAL RECORDS OF RIVERSIDE COUNTY.

ALSO EXCEPT THEREFROM ALL MINERALS, OIL, GASES AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN THAT MAY BE WITH OR UNDER THE PARCEL OF LAND DESCRIBED IN THE DEED RECORDED OCTOBER 10, 1963 AS INSTRUMENT NO. [106797](#), IN BOOK 3506, PAGE 291, OFFICIAL RECORDS, WITHOUT, HOWEVER, THE RIGHT TO DRILL, DIG OR MINE THROUGH THE SURFACE THEREOF, AS RESERVED IN THE DEED FROM THE STATE OF CALIFORNIA, RECORDED OCTOBER 10, 1963 AS INSTRUMENT NO. [106797](#), IN BOOK 3506, PAGE 291, OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM ALL MINERALS, OIL, GASES AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER THE PARCEL OF LAND DESCRIBED IN THE DEED RECORDED OCTOBER 10, 1963 AS INSTRUMENT NO. [106799](#), IN BOOK 3508, PAGE 80, OFFICIAL RECORDS, WITHOUT, HOWEVER, THE RIGHT TO DRILL, DIG OR MINE THROUGH THE SURFACE THEREOF, AS RESERVED IN DEED FROM STATE OF CALIFORNIA TO CHARLES L. EDEN AND EVELYN, HUSBAND AND WIFE, RECORDED OCTOBER 10, 1963 AS INSTRUMENT NO. [106799](#) IN BOOK 3508, PAGE 80 OF OFFICIAL RECORDS.

ALSO EXCEPT ALL MINERALS, OIL, GASES AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER THE PARCEL OF LAND DESCRIBED IN THE DEED RECORDED OCTOBER 16, 1963 AS INSTRUMENT NO. [109421](#), IN BOOK 3512, PAGE 53, OFFICIAL RECORDS, WITHOUT, HOWEVER, THE RIGHT TO DRILL, DIG OR MINE THROUGH THE SURFACE THEREOF, AS RESERVED IN THE DEED FROM THE STATE OF CALIFORNIA RECORDED OCTOBER 16, 1963 AS INSTRUMENT NO. [109421](#), IN BOOK 3512, PAGE 53, OFFICIAL RECORDS.

EXCEPT THEREFROM ALL MINERALS, OILS, GAS, AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER THE LAND DESCRIBED IN THE DEED RECORDED FEBRUARY 5, 1964 AS INSTRUMENT NO. [15043](#) IN [BOOK 3603, PAGE 173](#) OF OFFICIAL RECORDS, WITHOUT, HOWEVER, THE RIGHT TO DRILL, DIG OR MINE THROUGH THE SURFACE THEREOF, AS RESERVED TO THE STATE OF CALIFORNIA IN THE DEED RECORDED FEBRUARY 5, 1964 AS INSTRUMENT NO. [15043](#), IN [BOOK 3603, PAGE 173](#) OF OFFICIAL RECORDS.

PARCEL 2:

AN EASEMENT FOR STORM DRAIN PURPOSES OVER THE NORTHWESTERLY 15 FEET OF THE FOLLOWING DESCRIBED LAND:

THAT PORTION OF LOT 63 OF THE LANDS OF THE SOUTHERN CALIFORNIA COLONY ASSOCIATION, AS SHOWN BY MAP ON FILE IN [BOOK 7, PAGE 3](#) OF MAPS, SAN BERNARDINO COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTHEASTERLY LINE OF SAID LOT, 345 FEET SOUTHWESTERLY FROM THE NORTHEASTERLY CORNER OF SAID LOT;  
THENCE NORTHWESTERLY, PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT, 492 FEET;

THENCE NORTHEASTERLY, PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT, 55 FEET TO THE NORTHEASTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO JOSEPH H. DAVIS, A SINGLE MAN AND CORA E. DAVIS, A SINGLE WOMAN, BY DEED RECORDED MARCH 10, 1953 AS INSTRUMENT NO. [11136](#), IN BOOK 1449, PAGE 121 OF OFFICIAL RECORDS;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF THAT PARCEL CONVEYED TO DAVIS AND PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT, 492 FEET;

THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT, 55 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE RIGHT TO GRANT THE ABOVE DESCRIBED EASEMENT TO THE CITY OF RIVERSIDE FOR ACCEPTANCE AND MAINTENANCE.

PARCEL 3: APN: 209-060-022-1 (PTN); 209-060-026-5

THAT PORTION OF LOTS 51, 52, 53, 61, 62 AND 63 OF THE LANDS OF SOUTHERN CALIFORNIA COLONY ASSOCIATION, AS SHOWN BY MAP ON FILE IN [BOOK 7 OF MAPS, PAGE 3](#) THEREOF, RECORDS OF SAN BERNARDINO COUNTY, AND THAT PORTION OF LOTS 1 THROUGH 17 INCLUSIVE, THAT PORTION OF LOTS 20 THROUGH 30 INCLUSIVE, THAT PORTION OF ARROYO VISTA AVENUE (VACATED), AND THAT PORTION OF THE RIGHT-OF-WAY OF THE LOWER CANAL OF THE RIVERSIDE WATER COMPANY (ABANDONED), AS SHOWN BY MAP ON FILE IN [BOOK 6 OF MAPS, PAGE 60](#) THEREOF, RECORDS OF RIVERSIDE COUNTY, ALL WITHIN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 63, SAID POINT BEARS S.29°46'30"W. ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 345.00 FEET FROM THE MOST EASTERLY CORNER OF SAID LOT 63;

THENCE PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 63, N.60°12'31"W., A DISTANCE OF 35.77 FEET TO A POINT ON THE NORTHWESTERLY LINE OF WEST LA CADENA DRIVE (HAVING A HALF WIDTH OF 28.00 FEET), AS SHOWN BY THE STATE OF CALIFORNIA RIGHT-OF-WAY MAP ON FILE IN THE RIVERSIDE COUNTY SURVEYOR'S OFFICE AS NO. 204-128, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING PARALLEL WITH SAID NORTHEASTERLY LINE, N.60°12'31"W., A DISTANCE OF 456.29 FEET;

THENCE PARALLEL WITH SAID SOUTHEASTERLY LINE OF LOT 63, S.29°46'30"W., A DISTANCE OF 220.21 FEET TO THE MOST NORTHERLY CORNER OF PARCEL 2, AS CONVEYED TO J. FERGUSON PARTNERS/RIVERSIDE BY DEED RECORDED SEPTEMBER 15, 1988 AS INSTRUMENT NO. [266781](#) OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 51 S.60°14'00"E., A DISTANCE OF 264.00 FEET TO THE MOST EASTERLY CORNER OF PARCEL 2 AS CONVEYED TO J. FERGUSON PARTNERS/RIVERSIDE BY DEED RECORDED SEPTEMBER 30, 1988 AS INSTRUMENT NO. [284523](#) OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE PARALLEL WITH SAID SOUTHEASTERLY LINE OF LOT 63 S.29°46'30"W. ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL 2, A DISTANCE OF 8.00 FEET TO THE MOST SOUTHERLY CORNER OF SAID PARCEL 2, ALSO BEING THE MOST NORTHERLY CORNER OF THAT PARCEL OF LAND AS CONVEYED TO J. FERGUSON PARTNERS/RIVERSIDE BY DEED RECORDED SEPTEMBER 15, 1988 AS INSTRUMENT NO. [266783](#) OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE S.60°14'00"E., A DISTANCE OF 66.00 FEET;

THENCE N.29°46'30"E., A DISTANCE OF 8.00 FEET;

THENCE S.60°14'00"E., A DISTANCE OF 63.70 FEET, TO THE MOST EASTERLY CORNER OF SAID PARCEL OF LAND AS DESCRIBED IN DEED RECORDED SEPTEMBER 15, 1988 AS INSTRUMENT NO. [266783](#) OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, (THE PRECEDING THREE COURSES BEING ALONG THE NORTHEASTERLY LINES OF SAID PARCEL);

THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID PARCEL ON A NON-TANGENT CURVE, CONCAVE NORTHERLY HAVING A RADIUS OF 327.00 FEET, THROUGH AN ANGLE OF 09°55'11", AN ARC LENGTH OF 56.61 FEET (THE INITIAL RADIAL LINE BEARS S.25°21'39"E.);

THENCE S.74°33'32"W. ALONG SAID SOUTHERLY LINE, A DISTANCE OF 136.09 FEET TO THE MOST WESTERLY CORNER OF SAID LAST MENTIONED PARCEL OF LAND, SAID CORNER ALSO BEING A POINT ON THE NORTHEASTERLY LINE OF CHARLES STREET (30.00 FEET WIDE), AS CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED OCTOBER 3, 1929 IN [BOOK 827 OF DEEDS, PAGE 564](#) ET SEQ., RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE N.60°14'00"W. ALONG SAID NORTHEASTERLY LINE OF CHARLES STREET, A DISTANCE OF 431.82 FEET TO THE MOST NORTHERLY CORNER OF SAID CHARLES STREET, ALSO BEING A POINT ON THE NORTHWESTERLY LINE OF SAID LOT 51;

THENCE S.29°47'37"W. ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 30.00 FEET TO THE MOST WESTERLY CORNER OF SAID CHARLES STREET;

THENCE S.60°14'00"E. ALONG THE SOUTHWESTERLY LINE OF SAID CHARLES STREET, A DISTANCE OF 415.86 FEET TO THE MOST EASTERLY CORNER OF THAT PARCEL OF LAND AS CONVEYED TO J. FERGUSON PARTNERS/RIVERSIDE BY DEED RECORDED SEPTEMBER 30, 1988 AS INSTRUMENT NO. [284526](#) OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE S.29°53'05"W. ALONG THE SOUTHEASTERLY LINE OF SAID LAST MENTIONED PARCEL, A DISTANCE OF 15.00 FEET;

THENCE S.76°25'35"W. ALONG THE SOUTHERLY LINE OF SAID LAST MENTIONED PARCEL OF LAND, A DISTANCE OF 200.51 FEET, TO THE MOST WESTERLY CORNER OF SAID LAST MENTIONED PARCEL OF LAND, ALSO BEING A POINT ON THE SOUTHEASTERLY LINE OF THAT PARCEL OF LAND AS CONVEYED TO J. FERGUSON PARTNERS/RIVERSIDE BY DEED RECORDED SEPTEMBER 30, 1988 AS INSTRUMENT NO. [284517](#) OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE S.29°46'30"W., A DISTANCE OF 0.71 FEET;

THENCE N.60°15'30"W., A DISTANCE OF 0.75 FEET TO THE MOST EASTERLY CORNER OF PARCEL 11 AS CONVEYED TO J. FERGUSON PARTNERS/RIVERSIDE BY DEED RECORDED SEPTEMBER 23, 1988 AS INSTRUMENT NO. [276568](#) OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, (THE PRECEDING TWO COURSES BEING ALONG THE SOUTHEASTERLY AND THE SOUTHWESTERLY LINES OF SAID PARCEL OF LAND AS CONVEYED IN DEED RECORDED SEPTEMBER 30, 1988 AS INSTRUMENT NO. [284517](#) OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE S.76°25'35"W., A DISTANCE OF 142.80 FEET;

THENCE S.74°32'52"W., A DISTANCE OF 80.43 FEET;

THENCE N.60°08'15"W., A DISTANCE OF 108.89 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID LOT 51, BEING THE MOST WESTERLY CORNER OF THAT PARCEL OF LAND

CONVEYED TO PAUL C. SCHIRMER, ET AL, AS PARCEL B BY DEED RECORDED MAY 9, 1977 AS INSTRUMENT NO. [81683](#) OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, (THE PRECEDING THREE COURSES BEING ALONG THE SOUTHEASTERLY LINE AND A PORTION OF THE SOUTHWESTERLY LINE OF SAID PARCEL 11);

THENCE S.29°47'37"W. ALONG SAID NORTHWESTERLY LINE OF LOT 51, A DISTANCE OF 118.86 FEET TO A POINT ON THE NORTHEASTERLY LINE OF THAT PARCEL OF LAND CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED APRIL 5, 1957 IN [BOOK 2067, PAGES 220](#) THROUGH 223, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE WESTERLY ON A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 345.00 FEET, THROUGH AN ANGLE OF 19°15'52", AN ARC LENGTH OF 116.00 FEET (THE INITIAL RADIAL LINE BEARS S.06°41'09"W.);

THENCE N.64°02'59"W., A DISTANCE OF 457.60 FEET;

THENCE N.63°43'01"W., A DISTANCE OF 132.04 FEET;

THENCE N.55°37'22"W., A DISTANCE OF 511.96 FEET TO THE MOST WESTERLY CORNER OF PARCEL 10 AS CONVEYED TO J. FERGUSON PARTNERS/RIVERSIDE BY DEED RECORDED SEPTEMBER 23, 1988 AS INSTRUMENT NO. [276568](#) OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, ALSO BEING THE MOST WESTERLY CORNER OF PARCEL 2 AS CONVEYED TO J. FERGUSON PARTNERS/RIVERSIDE, BY DEED RECORDED OCTOBER 11, 1988 AS INSTRUMENT NO. [293045](#) OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, (THE PRECEDING FOUR COURSES BEING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 60 AS SHOWN BY MAP ON FILE IN THE RIVERSIDE COUNTY SURVEYOR'S OFFICE AS MAP 204/126-127);

THENCE S.74°15'31"E., A DISTANCE OF 59.05 FEET;

THENCE EASTERLY ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 270.00 FEET, THROUGH AN ANGLE OF 17°32'10", AN ARC LENGTH OF 82.65 FEET;

THENCE S.56°44'05"E., A DISTANCE OF 59.97 FEET;

THENCE S.43°00'56"E., A DISTANCE OF 52.37 FEET;

THENCE S.60°13'10"E., A DISTANCE OF 300.05 FEET, TO THE MOST EASTERLY CORNER OF SAID LOT 30, ALSO BEING A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 53, (THE PRECEDING FIVE COURSES BEING ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 10);

THENCE N.29°46'55"E. ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 50.00 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 12;

THENCE N.60°13'10"W. ALONG THE SOUTHWESTERLY LINES OF SAID LOTS 12 THROUGH 17 INCLUSIVE, A DISTANCE 300.05 FEET TO AN ANGLE POINT THEREIN, ALSO BEING AN ANGLE POINT IN THE SOUTHWESTERLY LINE OF PARCEL 4 AS CONVEYED TO J. FERGUSON PARTNERS/RIVERSIDE BY DEED RECORDED SEPTEMBER 23, 1988 AS INSTRUMENT NO. [276568](#) OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE N.43°39'34"W., A DISTANCE OF 114.00 FEET;

THENCE WESTERLY ON A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 93.31 FEET, THROUGH AN ANGLE OF 02°01'37", AN ARC LENGTH OF 3.30 FEET (THE INITIAL RADIAL LINE BEARS S.19°05'13"W.);

THENCE N.68°26'56"W., A DISTANCE 16.13 FEET;

THENCE WESTERLY ON A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 330.00 FEET THROUGH AN ANGLE OF 13°40'05", AN ARC LENGTH OF 78.72 FEET (THE INITIAL RADIAL LINE BEARS N.29°24'34"E.);

THENCE N.74°15'31"W., A DISTANCE OF 108.62 FEET;

THENCE NORTHWESTERLY AND NORTHERLY ON A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 20.00 FEET, THROUGH AN ANGLE OF 104°01'21", AN ARC LENGTH OF 36.31 FEET TO A POINT ON THE ORIGINAL EASTERLY LINE OF ORANGE AVENUE (BEING 50.00 FEET WIDE), (THE PRECEDING SIX COURSES BEING ALONG SAID SOUTHWESTERLY LINE OF PARCEL 4 AND ALONG THE SOUTHWESTERLY LINES OF PARCELS 2 AND 3 OF SAID DEED RECORDED SEPTEMBER 23, 1988 AS INSTRUMENT NO. [276568](#) OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA);

THENCE N.29°45'50"E. ALONG SAID ORIGINAL EASTERLY LINE OF ORANGE AVENUE, A DISTANCE OF 798.81 FEET TO THE MOST NORTHERLY CORNER OF PARCEL 1 AS CONVEYED TO J. FERGUSON PARTNERS/RIVERSIDE BY DEED RECORDED SEPTEMBER 30, 1988 AS INSTRUMENT NO. [284528](#) OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE S.69°19'10"E. ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 1, AND THE SOUTHEASTERLY PROLONGATION OF SAID NORTHEASTERLY LINE, AND ALONG THE SOUTHWESTERLY LINE OF THAT PARCEL OF LAND CONVEYED TO CALVARY BAPTIST CHURCH BY DEED RECORDED NOVEMBER 30, 1988 AS INSTRUMENT NO. [349471](#) OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, A DISTANCE OF 198.26 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF THAT PARCEL OF LAND CONVEYED TO CALVARY BAPTIST CHURCH BY DEED RECORDED AUGUST 7, 1964 AS INSTRUMENT NO. 97324, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE S.60°40'48"E., A DISTANCE OF 159.17 FEET TO A POINT ON THE NORTHWESTERLY LINE OF THAT PARCEL OF LAND CONVEYED TO J. FERGUSON PARTNERS/RIVERSIDE BY DEED RECORDED SEPTEMBER 30, 1988 AS INSTRUMENT NO. [284522](#) OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING DISTANT 290.00 FEET SOUTHWESTERLY, AS MEASURED AT RIGHT ANGLES FROM THE NORTHEASTERLY LINE OF SAID LOT 61, SAID NORTHEASTERLY LINE ALSO BEING THE CENTERLINE OF STRONG STREET;

THENCE PARALLEL WITH AND DISTANT 290.00 FEET SOUTHWESTERLY, AS MEASURED AT RIGHT ANGLES FROM THE NORTHEASTERLY LINE OF SAID LOTS 61, 62, AND 63 OF SAID LANDS OF SOUTHERN CALIFORNIA COLONY ASSOCIATION (ALSO BEING THE CENTERLINE OF STRONG STREET), SOUTH 60°12'31"E., A DISTANCE OF 1574.91 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND DISTANT 28.00 FEET NORTHWESTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF WEST LA CADENA DRIVE, AS SHOWN BY SAID STATE RIGHT-OF-WAY MAP ON FILE IN THE RIVERSIDE COUNTY SURVEYOR'S OFFICE AS MAP 204-128;

THENCE ALONG THE NORTHWESTERLY LINE OF WEST LA CADENA DRIVE, S.34°32'39"W., A DISTANCE OF 55.19 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF CHARLES STREET VACATED BY RESOLUTION NO. 17318, RECORDED MAY 5, 1993 AS INSTRUMENT NO. [167305](#) OF OFFICIAL RECORDS AND THAT PORTION OF VISTA STREET VACATED BY RESOLUTION NO. 17672 RECORDED FEBRUARY 23, 1995 AS INSTRUMENT NO. [056345](#) OF OFFICIAL RECORDS.

EXCEPTING THEREFROM THAT PORTION OF THE UNIVERSITY WASH AS CONVEYED TO RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT BY DEED RECORDED MARCH 30, 1988 AS INSTRUMENT NO. [83442](#) OF OFFICIAL RECORDS, BY DEED RECORDED SEPTEMBER 20, 1976 AS INSTRUMENT NO. [139472](#) OF OFFICIAL RECORDS, AND BY DEED RECORDED NOVEMBER 17, 1980 AS INSTRUMENT NO. [214763](#) OF OFFICIAL RECORDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALSO EXCEPTING THE INTEREST OF THE CITY OF RIVERSIDE IN THE EAST 10.00 FEET OF THE WEST 35.00 FEET LYING WITHIN SAID LOTS 53 AND 61.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED JUNE 8, 2004 AS INSTRUMENT NO. [2004-0436160](#) OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO AFG DEVELOPMENT, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, BY DEED RECORDED MARCH 13, 2017 AS INSTRUMENT NO. [2017-0101440](#) OF OFFICIAL RECORDS.

PARCEL 4: APN: PORTION OF 209-060-023-2

PARCEL 1120-13B DESCRIBED AS PARCEL 1120-13 AS SHOWN ON RECORD OF SURVEY FILED APRIL 05, 1976, IN RECORD OF SURVEYS [BOOK 61, PAGES 71 TO 74](#), INCLUSIVE, OFFICE OF THE COUNTY RECORDER, RIVERSIDE COUNTY, CALIFORNIA, EXCEPTING THEREFROM THE SOUTHERLY 10 FEET.

PARCEL 5: APN: PORTION OF 209-060-023-2

THAT PORTION OF LOT 53 OF THE S.C.C. ASSOCIATION, AS SHOWN BY MAP RECORDED IN [BOOK 7 OF MAPS, PAGE 3](#) THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, TOGETHER WITH A PORTION OF FILES SUBDIVISION NO. 4, AS SHOWN BY MAP ON FILE IN [BOOK 6 OF MAPS, PAGE 60](#) THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE CENTERLINE OF ORANGE STREET, SOUTH 29° 43' 36" WEST (RECORDED SOUTH 29° 45' 50" WEST), 63.27 FEET FROM THE MOST NORTHERLY CORNER OF SAID LOT 53 AS SHOWN BY RECORD OF SURVEY ON FILE IN [BOOK 61 OF RECORD OF SURVEYS, PAGE 74](#) THEREOF; RECORDS OF SAID RIVERSIDE COUNTY;

THENCE SOUTH 60° 15' 42" EAST, 35.00 FEET TO THE SOUTHEASTERLY LINE OF ORANGE STREET AND TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 29° 43' 56" EAST, ALONG SAID SOUTHEASTERLY LINE 30.00 FEET;

THENCE SOUTH 60° 15' 42" EAST, 499.08 FEET TO THE BEGINNING OF A TANGENT CURVE WITH A RADIUS OF 630.00 FEET AND CONCAVING SOUTHWESTERLY;

THENCE SOUTHEASTERLY TO THE RIGHT ALONG SAID CURVE AN ARC LENGTH OF 127.56 FEET, THRU A CENTRAL ANGLE OF 11° 36' 05" TO THE SOUTHEASTERLY BOUNDARY OF SAID FILES SUBDIVISION NO. 4;

THENCE SOUTH 29° 39' 16" WEST, ALONG SAID SOUTHEASTERLY BOUNDARY 61.41 FEET TO THE BEGINNING OF A NON-TANGENT CURVE WITH A RADIUS OF 570.00 FEET; CONCAVING SOUTHWESTERLY AND BEING CONCENTRIC WITH HEREINABOVE DESCRIBED CURVE; THE RADIAL LINE OR SAID NON-TANGENT CURVE AT SAID BEGINNING BEARS NORTH 42° 35' 25"

EAST;

THENCE NORTHWESTERLY TO THE LEFT ALONG SAID CURVE AN ARC LENGTH OF 127.86 FEET, THRU A CENTRAL ANGLE OF 12° 51' 07" TO A POINT OF TANGENCY;

THENCE NORTH 60° 15' 42" WEST, 348.07 FEET;

THENCE SOUTH 29° 44' 18" WEST, 9.00 FEET;

THENCE NORTH 60° 15' 42" WEST, 30.00 FEET;

THENCE NORTH 51° 43' 52" WEST, 60.67 FEET;

THENCE NORTH 60° 15' 42" WEST, 61.00 FEET; TO SAID SOUTHEASTERLY LINE OF ORANGE STREET;

THENCE NORTH 29° 43' 56" EAST, ALONG SAID SOUTHEASTERLY LINE 30.00 FEET TO SAID TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM PARCEL 1120-13B DESCRIBED AS PARCEL 1120-13 AS SHOWN ON RECORD OF SURVEY FILED IN [BOOK 61, PAGES 71 TO 74](#) OF RECORD OF SURVEYS.

PARCEL 6: (1120-14A) APN: PORTION OF 209-060-023-2

ALL THAT PORTION OF LOT 52 OF THE S.C.C. ASSOCIATION, AS SHOWN BY MAP RECORDED IN [BOOK 7 OF MAPS, PAGE 3](#) THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHEASTERLY BOUNDARY OF FILES SUBDIVISION NO. 4 AS SHOWN BY MAP ON FILE IN [BOOK 6 OF MAPS, PAGE 60](#) THEREOF, RECORDS OF SAID RIVERSIDE COUNTY, SOUTH 29° 39' 16" WEST, 46.14 FEET FROM THE MOST EASTERLY CORNER OF SAID FILES SUBDIVISION NO. 4;

THENCE SOUTH 29° 39' 16" WEST, CONTINUING ALONG SAID SOUTHEASTERLY BOUNDARY 61.41 FEET TO THE BEGINNING OF A NON-TANGENT CURVE WITH A RADIUS OF 570.00 FEET AND CONCAVING SOUTHWESTERLY; THE RADIAL LINE OF SAID CURVE AT SAID BEGINNING BEARS NORTH 42° 35' 25" EAST;

THENCE SOUTHEASTERLY TO THE RIGHT ALONG SAID CURVE AN ARC LENGTH OF 313.11 FEET, THRU A CENTRAL ANGLE OF 31° 28' 25" TO A POINT OF TANGENCY;

THENCE SOUTH 15° 56' 10" EAST, 33.98 FEET TO THE BEGINNING OF A TANGENT CURVE WITH A RADIUS OF 630.00 FEET AND CONCAVING NORTHEASTERLY;

THENCE SOUTHEASTERLY TO THE LEFT ALONG SAID CURVE AN ARC LENGTH OF 383.70 FEET, THRU A CENTRAL ANGLE OF 34° 53' 44" TO THE END THEREOF;

THENCE SOUTH 29° 48' 10" WEST, 62.64 FEET TO A POINT IN THE NORTHEASTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED APRIL 05, 1957, AS INSTRUMENT NO. [25050](#) OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY; SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE WITH A RADIUS OF 345.00 FEET AND CONCAVING NORTHERLY; THE RADIAL LINE OF SAID NON-TANGENT CURVE AT SAID POINT BEARS NORTH 12° 12' 17" EAST;

THENCE EASTERLY TO THE LEFT AN ARC LENGTH OF 31.99 FEET, THRU A CENTRAL ANGLE OF 5° 18' 45" TO THE SOUTHEASTERLY LINE OF SAID LOT 52;

THENCE NORTH 29° 48' 10" EAST, 107.80 FEET TO THE BEGINNING OF A NON-TANGENT CURVE WITH A RADIUS 570.00 FEET AND CONCAVING NORTHEASTERLY; THE RADIAL LINE OF SAID CURVE AT SAID BEGINNING BEARS SOUTH 37° 06' 06" WEST;

THENCE NORTHWESTERLY TO THE RIGHT ALONG SAID CURVE AN ARC LENGTH OF 367.60 FEET, THRU A CENTRAL ANGLE OF 36° 57' 04" TO THE POINT OF TANGENCY;

THENCE NORTH 15° 56' 10" WEST, 33.98 FEET TO THE BEGINNING OF A TANGENT CURVE WITH A RADIUS OF 630.00 FEET AND CONCAVING SOUTHWESTERLY;

THENCE NORTHWESTERLY TO THE LEFT ALONG SAID CURVE AN ARC LENGTH OF 359.82 FEET, THRU A CENTRAL ANGLE 32° 43' 27" TO THE POINT OF BEGINNING.

PARCEL 7: (1120-14B) APN: 209-070-009-1

ALL THAT PORTION OF LOT 51 OF THE S.C.C. ASSOCIATION, AS SHOWN BY MAP RECORDED IN [BOOK 7 OF MAPS, PAGE 3](#) THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO PAUL C. SCHIRMER, ET AL., AS PARCEL B BY DEED RECORDED MAY 09, 1977, AS INSTRUMENT NO. [81683](#) OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY;

THENCE SOUTH 60° 08' 41" EAST, ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL B A DISTANCE OF 50.00 FEET;

THENCE NORTH 15° 10' 11" WEST, 28.30 FEET;

THENCE NORTH 60° 08' 41" WEST, 30.00 FEET TO THE NORTHWESTERLY LINE OF SAID PARCEL B;

THENCE SOUTH 29° 48' 10" WEST, ALONG SAID NORTHWESTERLY LINE 20.00 FEET TO THE POINT OF BEGINNING.

PARCEL 8: APN: 209-020-025-0

PARCEL 17754-01-01 OF FINAL ORDER OF CONDEMNATION CASE NO. RIC398480 RECORDED NOVEMBER 09, 2006 INSTRUMENT NO. [2006-0830492](#) AND RE-RECORDED SEPTEMBER 25, 2007 AS INSTRUMENT NO. [2007-0601014](#), BOTH OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

FOR FREEWAY PURPOSES THAT PORTION OF LOT 63 OF THE LANDS OF SOUTHERN CALIFORNIA COLONY ASSOCIATION, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN [BOOK 1, PAGE 18](#) OF MAPS, RECORDS OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHWESTERLY LINE OF LA CADENA DRIVE AS CONVEYED TO THE CITY OF RIVERSIDE BY GRANT DEED RECORDED FEBRUARY 06, 1981 AS INSTRUMENT NO. [22945](#) OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY WITH THE SOUTHWESTERLY LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN A CORPORATE

GRANT DEED TO CALVARY DEAF CHURCH AND SOUTHERN CALIFORNIA DISTRICT ASSEMBLIES OF GOD RECORDED ON JUNE 16, 1989 AS INSTRUMENT NO. [198075](#) OF SAID OFFICIAL RECORDS; THENCE ALONG SAID SOUTHWESTERLY LINE, NORTH 60° 14' 46" WEST, 26.452 METERS (86.78 FEET) TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 462.782 METERS (1518.31 FEET), A RADIAL LINE TO SAID POINT BEARS NORTH 64° 46' 03" WEST, SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG SAID NON-TANGENT CURVE, 38.388 METERS (125.94 FEET) THROUGH A CENTRAL ANGLE OF 4° 45' 10" TO THE SOUTHWESTERLY LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN A GRANT DEED TO JOHN E.C. BERRY, BEATRICE C. BERRY, ROY V. HUCKABEE, AND DONNA J. KUHNS RECORDED FEBRUARY 26, 1962, AS INSTRUMENT NO. [17237](#) OF SAID OFFICIAL RECORDS; THENCE ALONG LAST SAID SOUTHWESTERLY LINE, NORTH 60° 14' 46" WEST, 35.789 METERS (117.42 FEET) TO THE NORTHWESTERLY LINE OF LAST SAID CERTAIN PARCEL OF LAND; THENCE ALONG LAST SAID NORTHWESTERLY LINE, NORTH 29° 45' 28" EAST, 38.099 METERS (125.00 FEET) TO SAID SOUTHWESTERLY LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN SAID INSTRUMENT NO. [198075](#); THENCE ALONG LAST SAID SOUTHWESTERLY LINE, SOUTH 60° 14' 46" EAST, 31.177 METERS (102.29 FEET) TO THE POINT OF BEGINNING.

PARCEL 9: APN: 209-020-024

PARCEL 17753-01-01 OF FINAL ORDER OF CONDEMNATION CASE NO. RIC398480 RECORDED NOVEMBER 09, 2006 INSTRUMENT NO. [2006-0830492](#) AND RE-RECORDED SEPTEMBER 25, 2007 AS INSTRUMENT NO. [2007-0601014](#), BOTH OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

FOR FREEWAY PURPOSES THAT PORTION OF LOT 63 OF THE LANDS OF SOUTHERN CALIFORNIA COLONY ASSOCIATION, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN [BOOK 1, PAGE 18](#) OF MAPS, RECORDS OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHWESTERLY LINE OF LA CADENA DRIVE AS CONVEYED TO THE CITY OF RIVERSIDE BY GRANT DEED RECORDED FEBRUARY 06, 1981 AS INSTRUMENT NO. [22945](#) OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY WITH THE SOUTHWESTERLY LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN A CORPORATE GRANT DEED TO CALVARY DEAF CHURCH AND SOUTHERN CALIFORNIA DISTRICT ASSEMBLIES OF GOD RECORDED ON JUNE 16, 1989 AS INSTRUMENT NO. [198075](#) OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY; THENCE ALONG SAID SOUTHWESTERLY LINE, NORTH 60° 14' 46" WEST, 26.452 METERS (86.78 FEET) TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 462.782 METERS (1518.31 FEET), A RADIAL LINE SAID POINT BEARS NORTH 64° 46' 03" WEST, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG SAID NON-TANGENT CURVE, 36.650 METERS (120.24 FEET) THROUGH A CENTRAL ANGLE OF 4° 32' 15"; THENCE NORTH 3° 27' 57" WEST, 4.329 METERS (14.20 FEET) TO THE SOUTHWESTERLY LINE OF STRONG STREET, AS DESCRIBED IN SAID GRANT DEED TO THE CITY OF RIVERSIDE HAVING A HALF-WIDTH OF 10.058 METERS (33.00 FEET); THENCE ALONG SAID SOUTHWESTERLY LINE, NORTH 60° 14' 46" WEST, 27.370 METERS (89.80 FEET) TO THE NORTHWESTERLY LINE OF SAID CERTAIN PARCEL OF LAND; THENCE ALONG LAST SAID NORTHWESTERLY LINE, SOUTH 29° 44' 47" WEST, 40.234 METERS (132.00 FEET) TO FIRST SAID SOUTHWESTERLY LINE, THENCE ALONG FIRST SAID SOUTHWESTERLY LINE, SOUTH 60° 14' 46" EAST, 31.177 METERS (102.29 FEET) TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF RIVERSIDE, IN DOCUMENT RECORDED FEBRUARY 06, 1981 AS INSTRUMENT NO. [22945](#), OF OFFICIAL RECORDS.

APN: 206-151-029-8, 206-151-036-4, 209-020-022-7, 209-020-024-9, 209-020-025-0, 209-020-047-0, 209-020-048-1, 209-060-022-1, 209-060-023-2, 209-060-026-5, 209-070-009-1, 209-070-014-5

**The First American Corporation**  
First American Title Company  
Privacy Policy

**We Are Committed to Safeguarding Customer Information**

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our parent company, The First American Corporation, we have adopted this Privacy Policy to govern the use and handling of your personal information.

**Applicability**

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values, a copy of which can be found on our website at [www.firstam.com](http://www.firstam.com).

**Types of Information**

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

**Use of Information**

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies, and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies, or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

**Former Customers**

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

**Confidentiality and Security**

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

**CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (02-03-10)**  
**EXCLUSIONS**

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
  - (a) building;
  - (b) zoning;
  - (c) land use;
  - (d) improvements on the Land;
  - (e) land division; and
  - (f) environmental protection.

This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.

2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
  - (a) that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
  - (b) that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
  - (c) that result in no loss to You; or
  - (d) that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
  - (a) to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
  - (b) in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.

**LIMITATIONS ON COVERED RISKS**

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows: For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

<u><b>Your Deductible Amount</b></u>	<u><b>Our Maximum Dollar Limit of Liability</b></u>
Covered Risk 16: 1% of Policy Amount or \$2,500.00 (whichever is less)	\$10,000.00
Covered Risk 18: 1% of Policy Amount or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 19: 1% of Policy Amount or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 21: 1% of Policy Amount or \$2,500.00 (whichever is less)	\$5,000.00

**ALTA RESIDENTIAL TITLE INSURANCE POLICY (6-1-87)**  
**EXCLUSIONS**

In addition to the Exceptions in Schedule B, you are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of any law or government regulation. This includes building and zoning ordinances and also laws and regulations concerning:
  - (a) and use
  - (b) improvements on the land
  - (c) and division
  - (d) environmental protection

This exclusion does not apply to violations or the enforcement of these matters which appear in the public records at Policy Date.

This exclusion does not limit the zoning coverage described in Items 12 and 13 of Covered Title Risks.

2. The right to take the land by condemning it, unless:
  - (a) a notice of exercising the right appears in the public records on the Policy Date
  - (b) the taking happened prior to the Policy Date and is binding on you if you bought the land without knowing of the taking

3. Title Risks:
  - (a) that are created, allowed, or agreed to by you
  - (b) that are known to you, but not to us, on the Policy Date -- unless they appeared in the public records
  - (c) that result in no loss to you
  - (d) that first affect your title after the Policy Date -- this does not limit the labor and material lien coverage in Item 8 of Covered Title Risks
4. Failure to pay value for your title.
5. Lack of a right:
  - (a) to any land outside the area specifically described and referred to in Item 3 of Schedule A OR
  - (b) in streets, alleys, or waterways that touch your land

This exclusion does not limit the access coverage in Item 5 of Covered Title Risks.

## 2006 ALTA LOAN POLICY (06-17-06)

### EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - i. the occupancy, use, or enjoyment of the Land;
  - ii. the character, dimensions, or location of any improvement erected on the Land;
  - iii. the subdivision of land; or
  - iv. environmental protection;

or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- b. Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - a. created, suffered, assumed, or agreed to by the Insured Claimant;
  - b. not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - c. resulting in no loss or damage to the Insured Claimant;
  - d. attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
  - e. resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
  - a. a fraudulent conveyance or fraudulent transfer, or
  - b. a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

### EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

**2006 ALTA OWNER'S POLICY (06-17-06)**  
**EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - i. the occupancy, use, or enjoyment of the Land;
  - ii. the character, dimensions, or location of any improvement erected on the Land;
  - iii. the subdivision of land; or
  - iv. environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- b. Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - a. created, suffered, assumed, or agreed to by the Insured Claimant;
  - b. not Known to the Company, not recorded in the Public Records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - c. resulting in no loss or damage to the Insured Claimant;
  - d. attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
  - e. resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
  - a. a fraudulent conveyance or fraudulent transfer; or
  - b. a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

**EXCEPTIONS FROM COVERAGE**

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

**ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (07-26-10)**  
**EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - i. the occupancy, use, or enjoyment of the Land;
  - ii. the character, dimensions, or location of any improvement erected on the Land;
  - iii. the subdivision of land; or
  - iv. environmental protection;

or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
- b. Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - a. created, suffered, assumed, or agreed to by the Insured Claimant;
  - b. not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - c. resulting in no loss or damage to the Insured Claimant;
  - d. attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
  - e. resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
  - a. a fraudulent conveyance or fraudulent transfer, or
  - b. a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.

Property Report for:

# 3506 Strong St, Riverside, CA 92501

## B. Overview

### B1. Photos

---

[Open Google Street View](#)



[Upload photos for this property](#)

### B2. Overview

---

## Location

Property address	3506 Strong St Riverside, CA 92501
County	Riverside
Lat/long	33.99833, -117.36012
Parcel ID	206151029

## Legal Description

L 61 MB 007 003 SOUTHERN CALIFORNIA COLONY ASSOCIATION

## Neighborhood

Municipality	Riverside
Taxing rate area	09158
Subdivision	Southern California Colony Association
Neighborhood	Northside Riverside

## Last Sale

Sale date	3/13/2017
Sale price	\$5,015,000

## Owner

Name	Riverside County Transportation Commission
Address	PO BOX 12008 Riverside, CA 92502

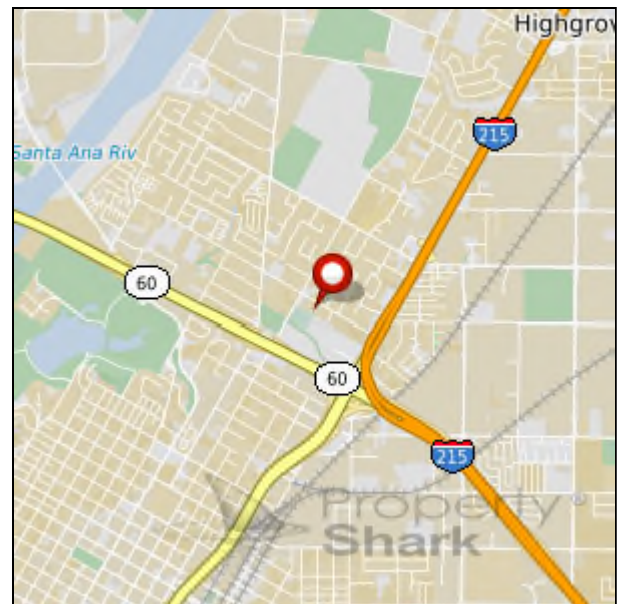
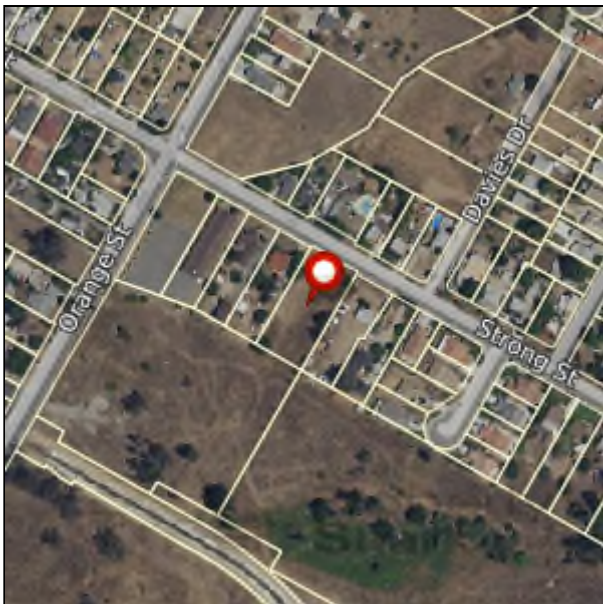
## Market Value & Taxes

Tax year	2017-2018
Land value	\$0
Building value	\$0
Total market value	\$0
Property tax	\$0

## Land

Property class	Single Family Residence (R1)
Acreage	0.72

## B3. Maps






# C. Owners & Residents

## C1. Registered Owner

---

**Riverside County Transportation Commission**

PO BOX 12008  
Riverside, CA 92502  
Source: Assessment Roll  
Last recorded: 01/01/2017

-  [Phone Lookup](#)
-  [See who is behind the LLC](#)
-  [Add to Address Book](#)

## C2. Building Contacts

---

# E. Development & Use

## E1. Land

---

Property class	<b>Single Family Residence (R1)</b>
Acreage	<b>0.72</b>

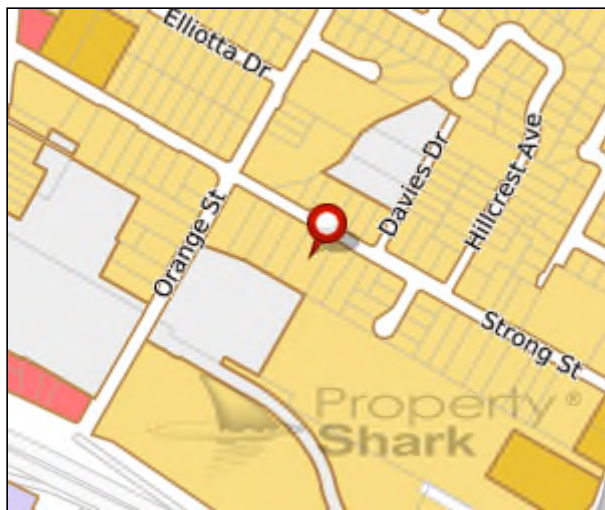
## E2. Urban Landscape Maps

---

### Zoning

---

Properties can be classified by zoning and building class. Riverside County is divided into four basic zoning districts: residential (R), commercial (C), agricultural(A) and manufacturing (M).These basic zoning districts are subdivided by the intensity of use.



Major zoning groups :

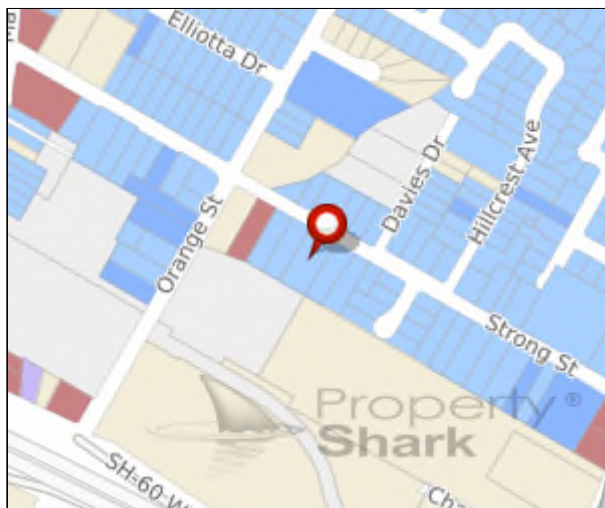
- Multiple family
- Single family
- Other residential
- Commercial
- Industrial/manufacturing
- Planned development
- Public facilities
- Open space
- Agricultural
- Mixed use
- Special zones
- Planned development - overlay
- No zoning data available

 Zoning: **Single Family Residential (R-1-7000)**

For more information about zoning districts click [here](#).

## Land Use

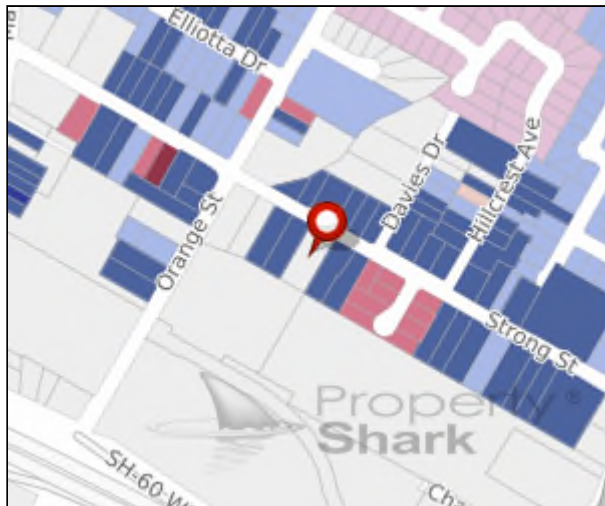
On this map, view the current land use for a property. The land use specifies how a property is used or what type of building is present on that property.



 Land use: **Single Family Residence (R1)**

## Year Built

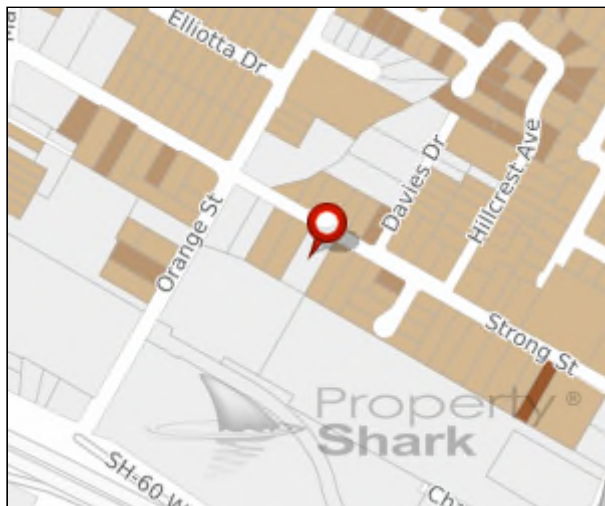
---



On this map, view the year each property was built.

## Building Stories

---



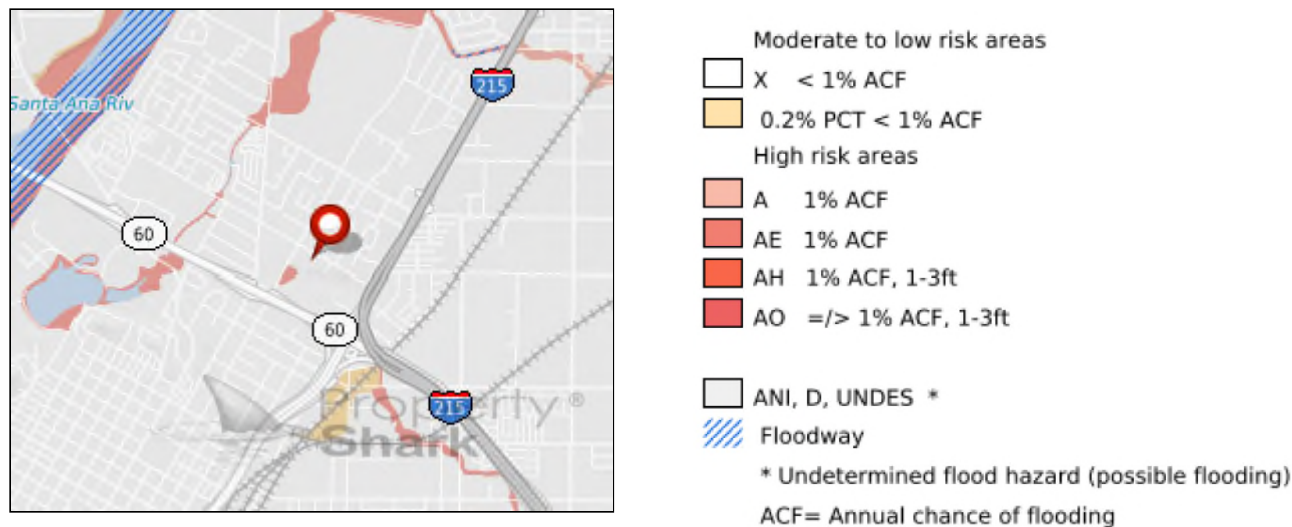
On this map, view the number of stories per building.

## H. Hazards & Environment

### H1. FEMA Flood Zones

---

Use this map to determine if the property is in a flood zone.



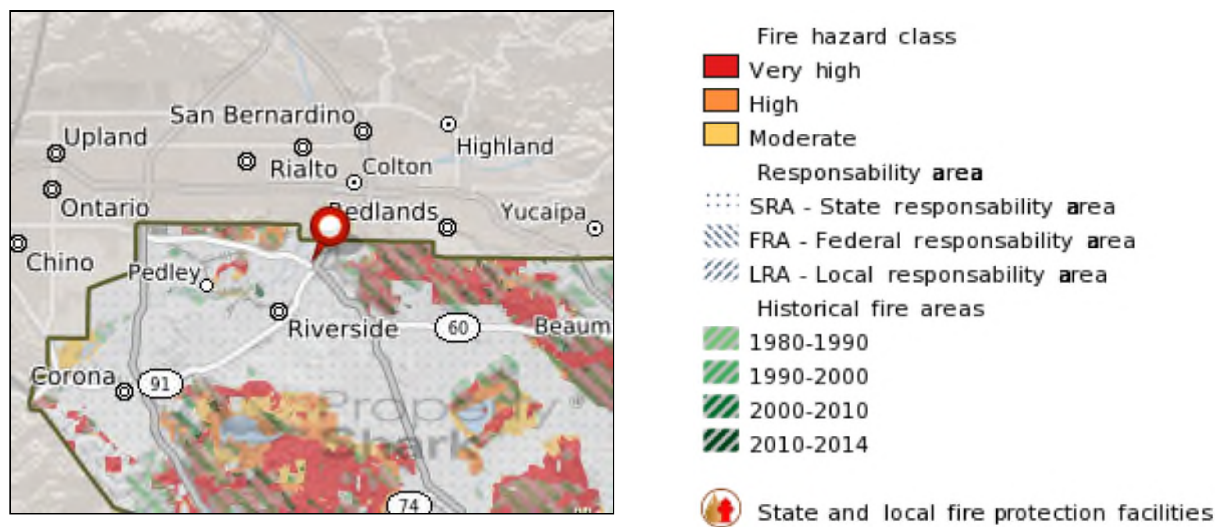
FEMA Flood Zoning

FEMA flood zone	X - Low Risk Area
Costal barrier resources system area (COBRA)	Out
FEMA floodway	Out
FEMA special flood hazard area	Out
For more information about FEMA flood zones map click <a href="#">here</a> .	

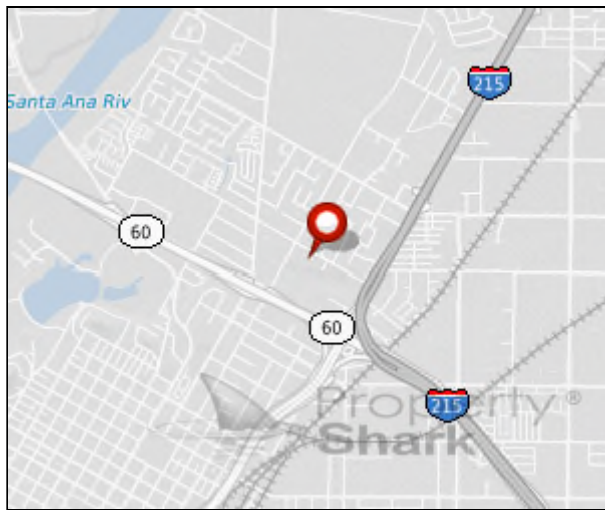
Map Details

Map panel ID	06065C0726G effective from 08/28/2008
--------------	---------------------------------------

H2. Fire Hazard Zones

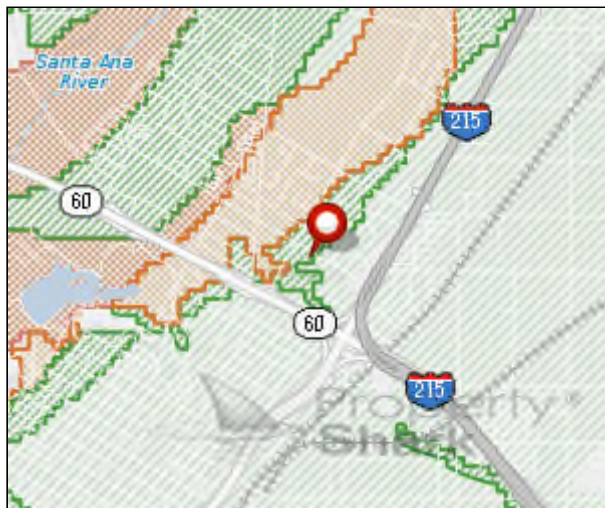





H3. Faults and Tsunami Inundation Zones



-  Earth quake fault zones
-  Tsunami inundation zone
- Fault line type
  -  Accurate located faults
  -  Approximately located faults
  -  Inferred faults
  -  Aerial photo lineament
  -  Concealed faults

#### H4. Landslides and Liquefaction



- Liquefaction
  -  Very high
  -  High
  -  Moderate
  -  Low / very low

Property Report for:

(no-address)

B. Overview

B2. Overview

Location

County **Riverside**  
Lat/long **33.99592, -117.35692**  
Parcel ID **209020047**

Legal Description

L 63 MB 007 003 SOUTHERN CALIFORNIA COLONY ASSOCIATION

Neighborhood

Taxing rate area **09158**  
Subdivision **Southern California Colony Association**  
Neighborhood **Northside Riverside**

Last Sale

Sale date **3/13/2017**  
Sale price **\$5,015,000**

Owner

Name **Riverside County Transportation Commission**  
Address **PO BOX 12008  
Riverside, CA 92502**

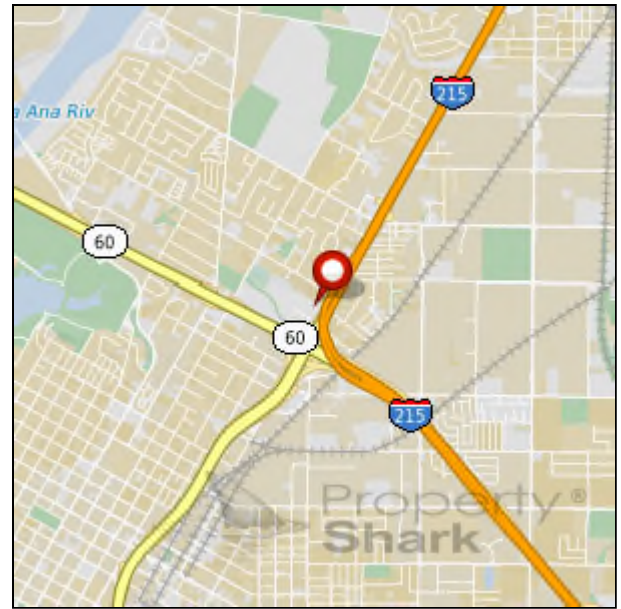
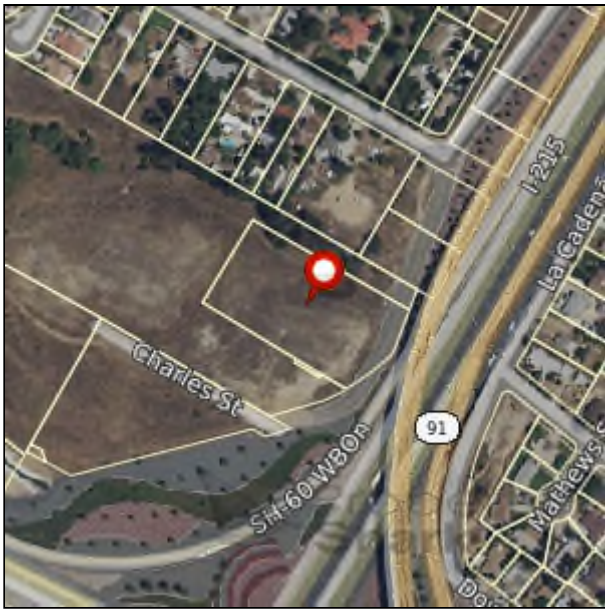
Market Value & Taxes

Tax year **2017-2018**  
Land value **\$0**  
Building value **\$0**  
Total market value **\$0**  
Property tax **\$0**

Land

Property class **Vacant Commercial Properties (CY)**  
Acreage **2.13**




B3. Maps



## C. Owners & Residents

### C1. Registered Owner

**Riverside County Transportation Commission**  
 PO BOX 12008  
 Riverside, CA 92502  
 Source: Assessment Roll  
 Last recorded: 01/01/2017

-  [Phone Lookup](#)
-  [See who is behind the LLC](#)
-  [Add to Address Book](#)

### C2. Building Contacts

## E. Development & Use

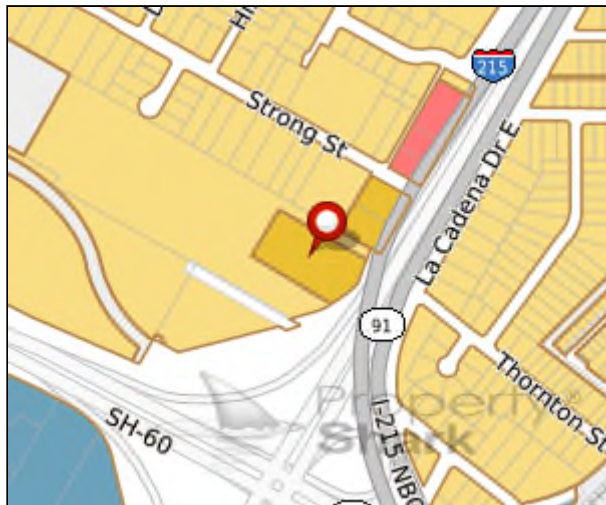
### E1. Land

Property class	Vacant Commercial Properties (CY)
Acreage	2.13

## E2. Urban Landscape Maps

### Zoning

Properties can be classified by zoning and building class. Riverside County is divided into four basic zoning districts: residential (R), commercial (C), agricultural(A) and manufacturing (M).These basic zoning districts are subdivided by the intensity of use.



Major zoning groups :

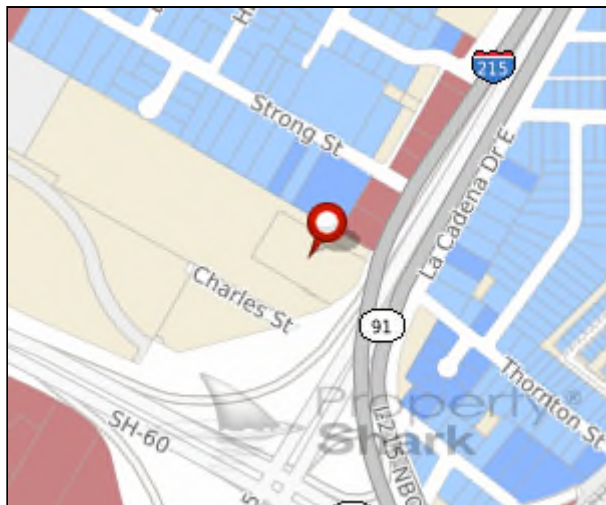
- Multiple family
- Single family
- Other residential
- Commercial
- Industrial/manufacturing
- Planned development
- Public facilities
- Open space
- Agricultural
- Mixed use
- Special zones
- Planned development - overlay
- No zoning data available

\* Zoning: **Multiple Family Residential (R-3-1500)**

For more information about zoning districts click [here](#).

### Land Use

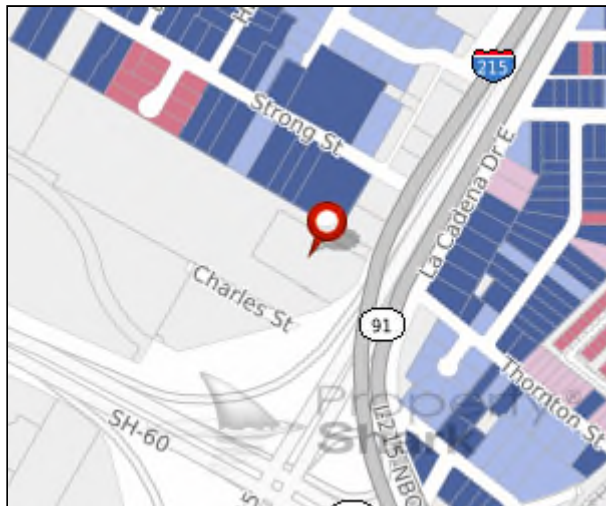
On this map, view the current land use for a property. The land use specifies how a property is used or what type of building is present on that property.



- |                              |                     |
|------------------------------|---------------------|
| <b>Residential</b>           | <b>Agricultural</b> |
| Single family                | Farm & ranch        |
| Apartments/ multi-family     | Agricultural        |
| Condo/coop units             |                     |
| Other residential            | <b>Other</b>        |
| Commercial                   | Mixed use           |
| Hotels                       | Vacant land         |
| Other commercial             | Misc                |
| Industrial                   | Water               |
| Factories/storage facilities | Unknown             |

\* Land use: **Vacant Commercial Properties (CY)**

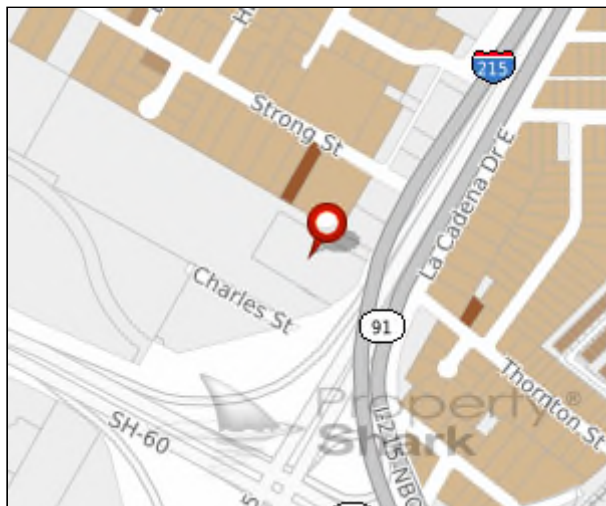
## Year Built



On this map, view the year each property was built.

- 2010 and later
- 2000 - 2009
- 1990 - 1999
- 1970 - 1989
- 1950 - 1969
- 1900 - 1949
- 1900 and earlier
- No data

## Building Stories



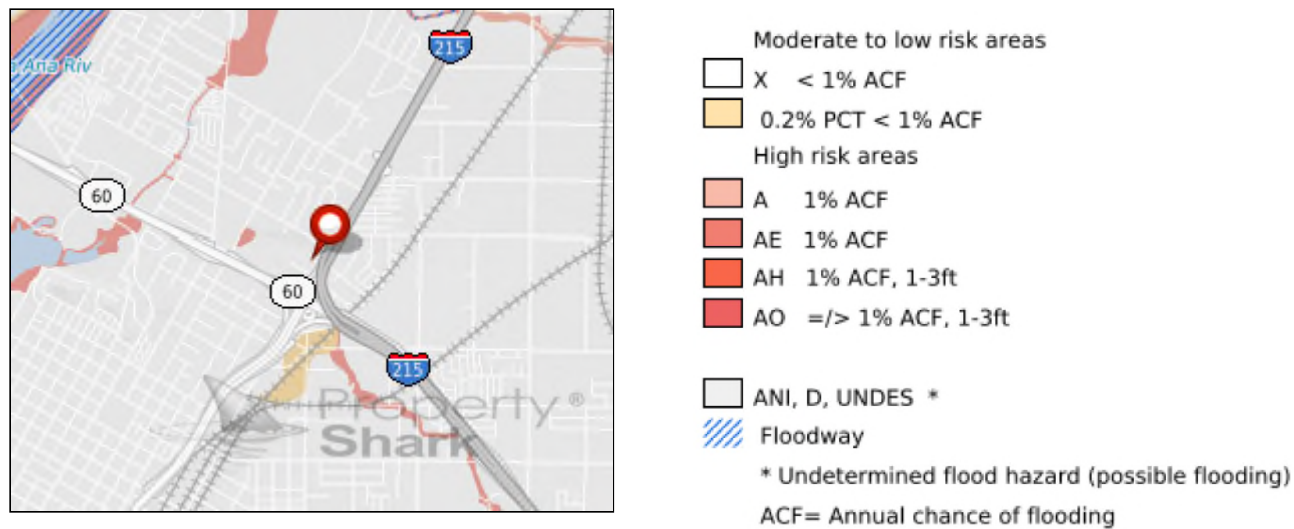
On this map, view the number of stories per building.

- 10 & Up stories
- 7 to 9 Stories
- 5 to 6 Stories
- 4 Stories
- 3 Stories
- 2 Stories
- 1 Story
- No data

## H. Hazards & Environment

### H1. FEMA Flood Zones

Use this map to determine if the property is in a flood zone.



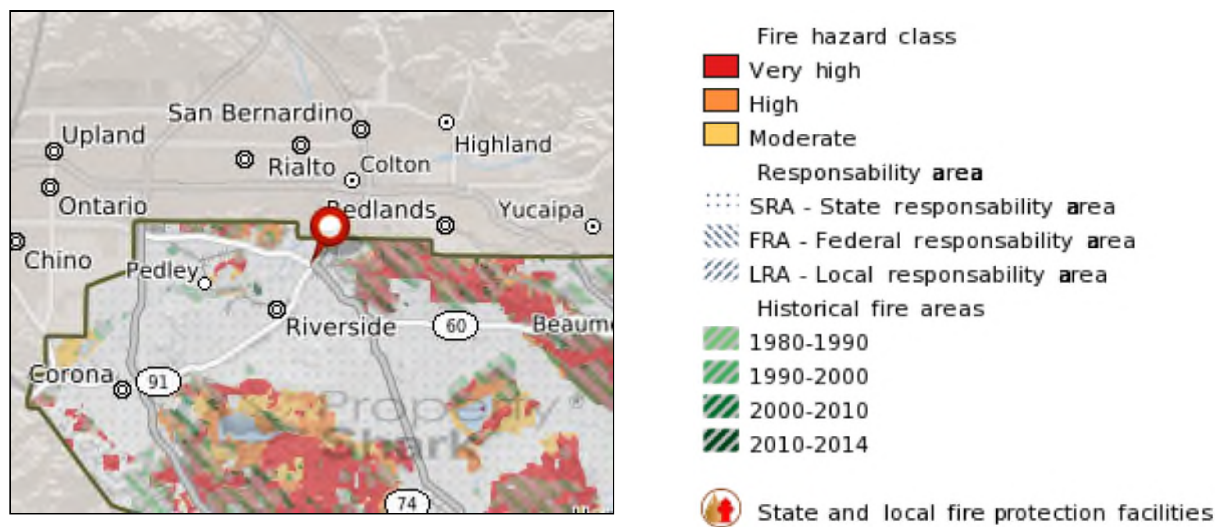
FEMA Flood Zoning

FEMA flood zone	X - Low Risk Area
Costal barrier resources system area (COBRA)	Out
FEMA floodway	Out
FEMA special flood hazard area	Out
For more information about FEMA flood zones map click <a href="#">here</a> .	

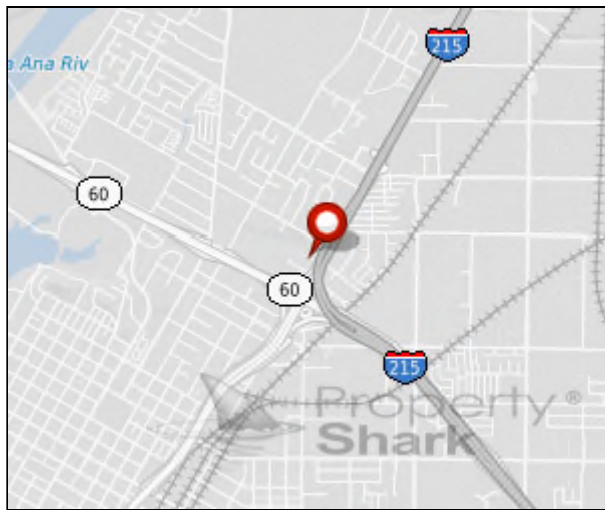
Map Details



Map panel ID	06065C0726G effective from 08/28/2008
--------------	---------------------------------------

H2. Fire Hazard Zones

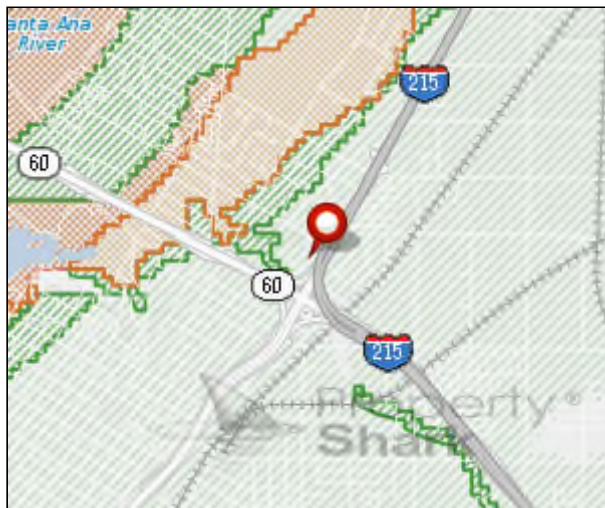






H3. Faults and Tsunami Inundation Zones



-  Earth quake fault zones
-  Tsunami inundation zone
- Fault line type
  -  Accurate located faults
  -  Approximately located faults
  -  Inferred faults
  -  Aerial photo lineament
  -  Concealed faults

#### H4. Landslides and Liquefaction



- Liquefaction
  -  Very high
  -  High
  -  Moderate
  -  Low / very low

Property Report for:

(no-address)

B. Overview

B2. Overview

Location

County	Riverside
Lat/long	33.99663, -117.35877
Parcel ID	209020048

Legal Description

L 51 MB 007 003 SOUTHERN CALIFORNIA COLONY ASSOCIATION

Neighborhood

Taxing rate area	09158
Subdivision	Southern California Colony Association
Neighborhood	Northside Riverside

Last Sale

Sale date	3/13/2017
Sale price	\$5,015,000

Owner

Name	Riverside County Transportation Commission
Address	PO BOX 12008 Riverside, CA 92502

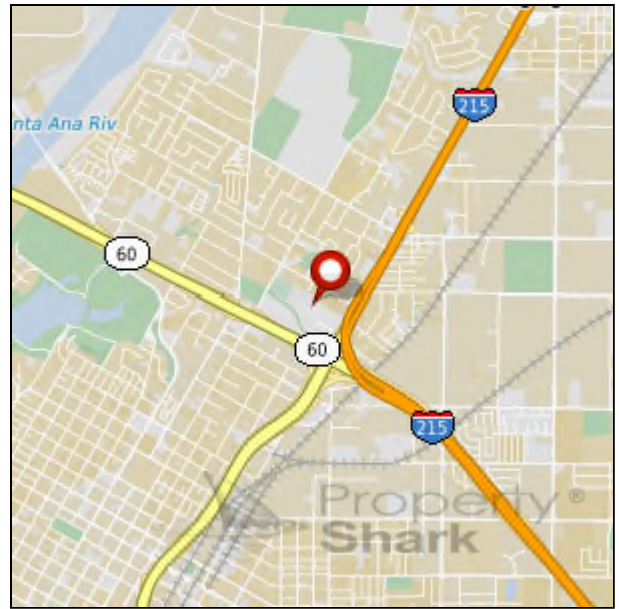
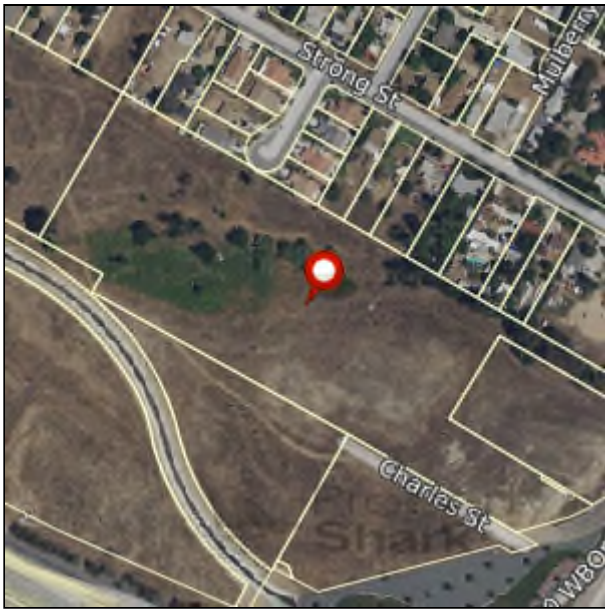
Market Value & Taxes

Tax year	2017-2018
Land value	\$0
Building value	\$0
Total market value	\$0
Property tax	\$0

Land

Property class	Vacant Commercial Properties (CY)
Acreage	10.84




B3. Maps



## C. Owners & Residents

### C1. Registered Owner

**Riverside County Transportation Commission**  
PO BOX 12008  
Riverside, CA 92502  
Source: Assessment Roll  
Last recorded: 01/01/2017

-  Phone Lookup
-  See who is behind the LLC
-  Add to Address Book

### C2. Building Contacts

## E. Development & Use

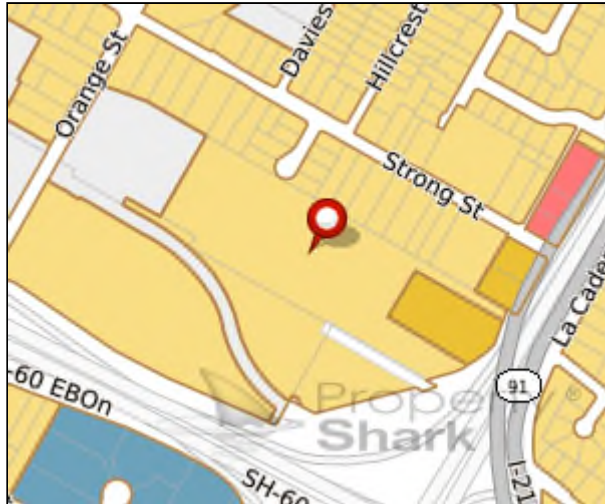
### E1. Land

Property class	Vacant Commercial Properties (CY)
Acreage	10.84

## E2. Urban Landscape Maps

### Zoning

Properties can be classified by zoning and building class. Riverside County is divided into four basic zoning districts: residential (R), commercial (C), agricultural(A) and manufacturing (M).These basic zoning districts are subdivided by the intensity of use.



#### Major zoning groups :

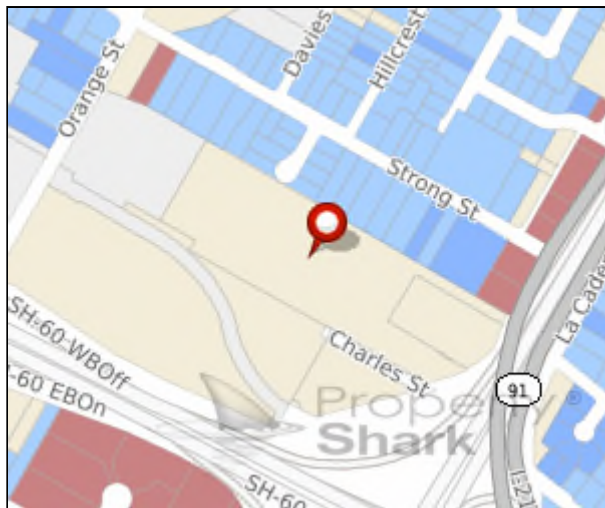
- Multiple family
- Single family
- Other residential
- Commercial
- Industrial/manufacturing
- Planned development
- Public facilities
- Open space
- Agricultural
- Mixed use
- Special zones
- Planned development - overlay
- No zoning data available

\* Zoning: **Single Family Residential (R-1-7000)**

For more information about zoning districts click [here](#).

### Land Use

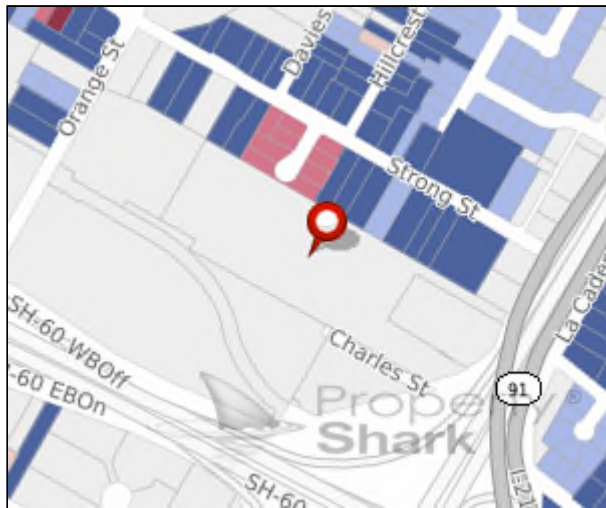
On this map, view the current land use for a property. The land use specifies how a property is used or what type of building is present on that property.



- | Residential                  | Agricultural |
|------------------------------|--------------|
| Single family                | Farm & ranch |
| Apartments/ multi-family     | Agricultural |
| Condo/coop units             |              |
| Other residential            | Other        |
| Commercial                   | Mixed use    |
| Hotels                       | Vacant land  |
| Other commercial             | Misc         |
| Industrial                   | Water        |
| Factories/storage facilities | Unknown      |

\* Land use: **Vacant Commercial Properties (CY)**

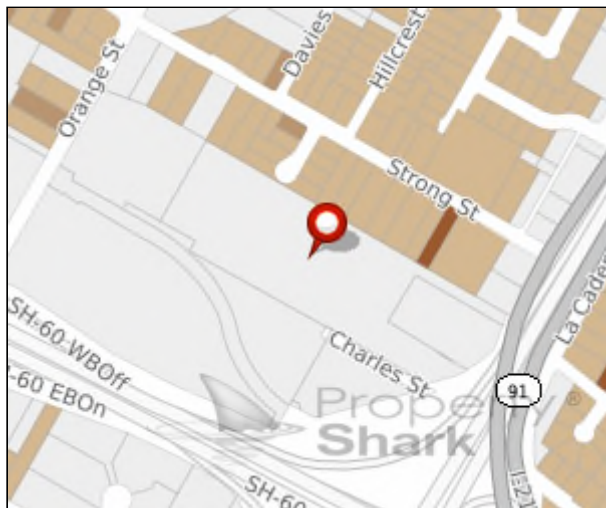
## Year Built



On this map, view the year each property was built.

- 2010 and later
- 2000 - 2009
- 1990 - 1999
- 1970 - 1989
- 1950 - 1969
- 1900 - 1949
- 1900 and earlier
- No data

## Building Stories



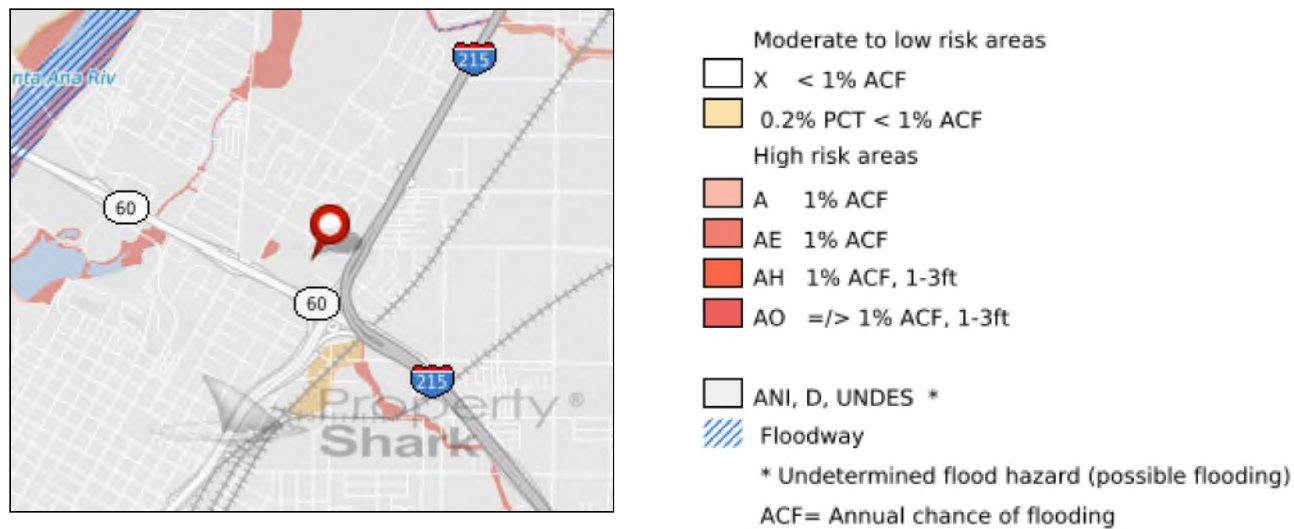
On this map, view the number of stories per building.

- 10 & Up stories
- 7 to 9 Stories
- 5 to 6 Stories
- 4 Stories
- 3 Stories
- 2 Stories
- 1 Story
- No data

## H. Hazards & Environment

### H1. FEMA Flood Zones

Use this map to determine if the property is in a flood zone.



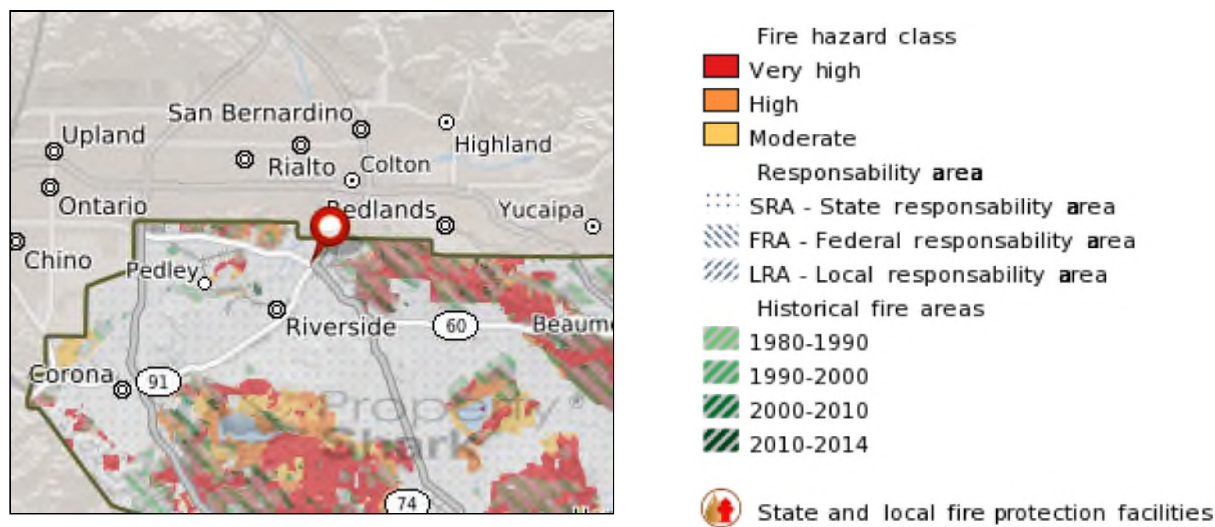
FEMA Flood Zoning

FEMA flood zone	X - Low Risk Area
Costal barrier resources system area (COBRA)	Out
FEMA floodway	Out
FEMA special flood hazard area	Out
For more information about FEMA flood zones map click <a href="#">here</a> .	

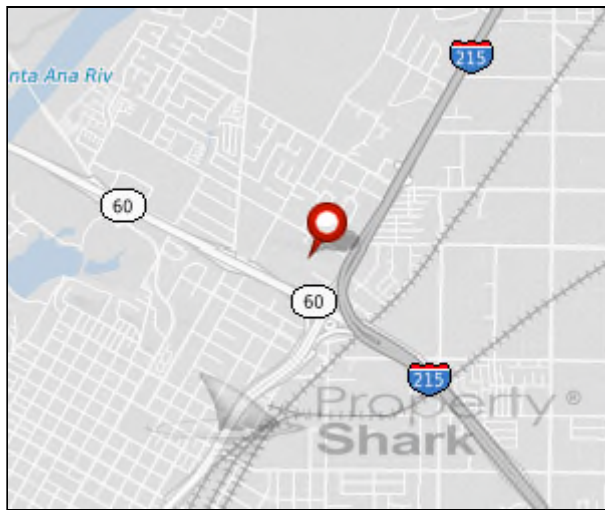
Map Details

Map panel ID	06065C0726G effective from 08/28/2008
--------------	---------------------------------------

H2. Fire Hazard Zones

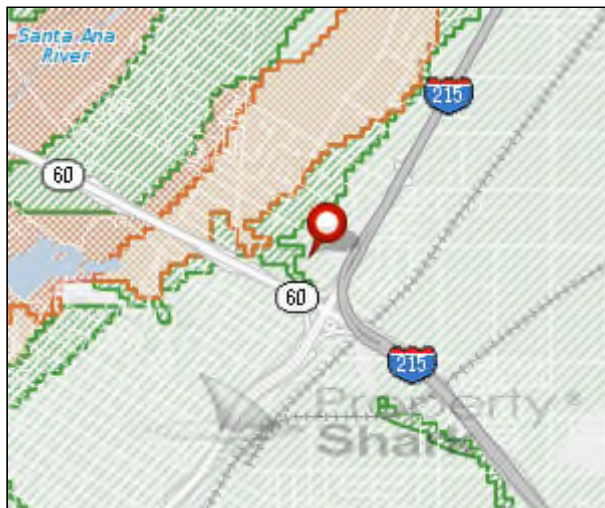


H3. Faults and Tsunami Inundation Zones



- Earth quake fault zones
- Tsunami inundation zone
- Fault line type
  - Accurate located faults
  - Approximately located faults
  - Inferred faults
  - Aerial photo lineament
  - Concealed faults

#### H4. Landslides and Liquefaction



- Liquefaction
  - Very high
  - High
  - Moderate
  - Low / very low

Property Report for:

(no-address)

B. Overview

B2. Overview

Location

County	Riverside
Lat/long	33.99589, -117.35938
Parcel ID	209060022

Legal Description

L 1 MB 006 060 FILES SUB 4

Neighborhood

Taxing rate area	09158
Subdivision	Files Sub 4
Neighborhood	Northside Riverside

Last Sale

Sale date	9/23/1988
Sale price	\$0

Owner

Name	Riverside County Transportation Commission
Address	PO BOX 12008 Riverside, CA 92502

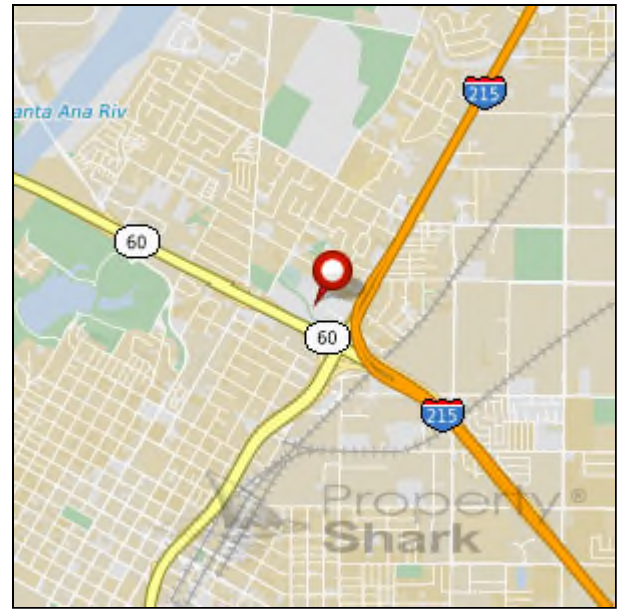
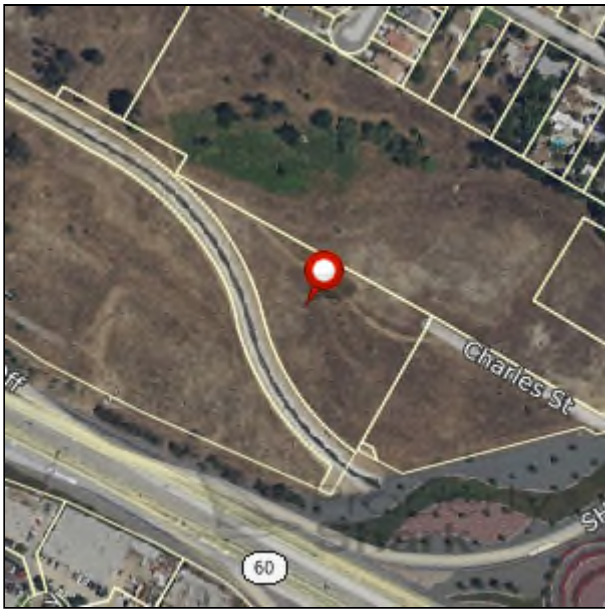
Market Value & Taxes

Tax year	2017-2018
Land value	\$0
Building value	\$0
Total market value	\$0
Property tax	\$0

Land

Property class	Vacant Commercial Properties (CY)
Acreage	3.07

B3. Maps






## C. Owners & Residents

### C1. Registered Owner

---

**Riverside County Transportation Commission**

Address: PO BOX 12008  
Riverside, CA 92502  
Source: Assessment Roll  
Last recorded: 01/01/2017

-  [Phone Lookup](#)
-  [See who is behind the LLC](#)
-  [Add to Address Book](#)

### C2. Building Contacts

---

## E. Development & Use

### E1. Land

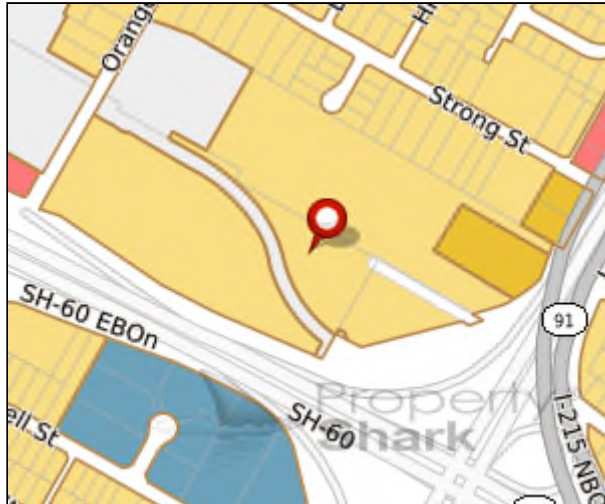
---

Property class	Vacant Commercial Properties (CY)
Acreage	3.07

## E2. Urban Landscape Maps

### Zoning

Properties can be classified by zoning and building class. Riverside County is divided into four basic zoning districts: residential (R), commercial (C), agricultural(A) and manufacturing (M). These basic zoning districts are subdivided by the intensity of use.

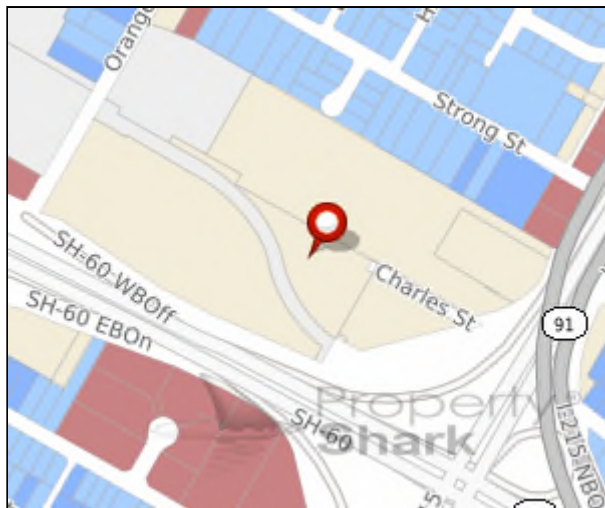


\* Zoning: **Single Family Residential (R-1-7000)**

For more information about zoning districts click [here](#).

### Land Use

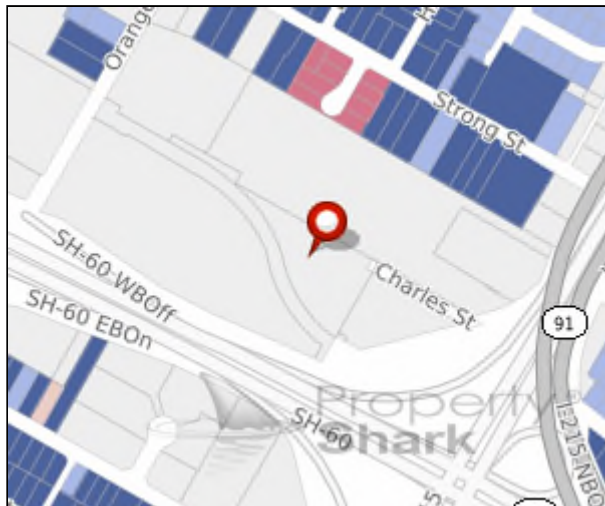
On this map, view the current land use for a property. The land use specifies how a property is used or what type of building is present on that property.



\* Land use: **Vacant Commercial Properties (CY)**

## Year Built

---

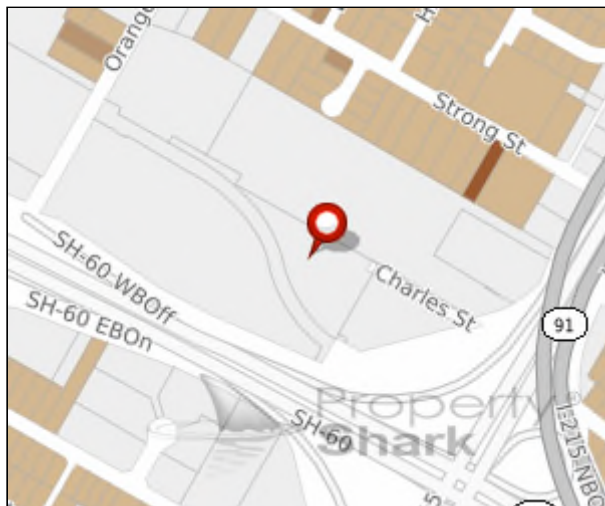


On this map, view the year each property was built.

- 2010 and later
- 2000 - 2009
- 1990 - 1999
- 1970 - 1989
- 1950 - 1969
- 1900 - 1949
- 1900 and earlier
- No data

## Building Stories

---



On this map, view the number of stories per building.

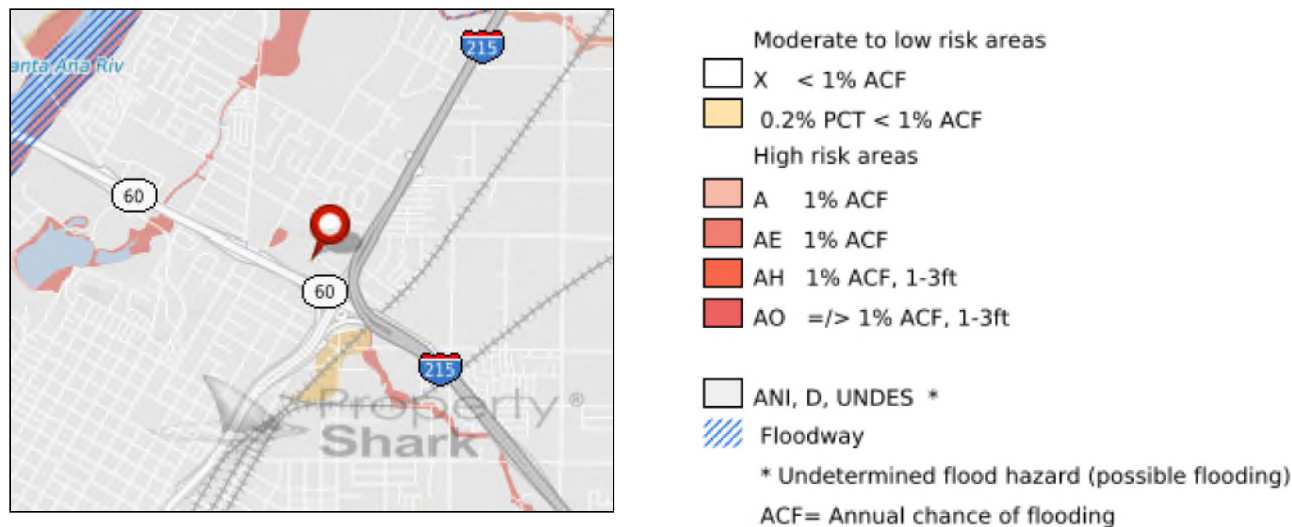
- 10 & Up stories
- 7 to 9 Stories
- 5 to 6 Stories
- 4 Stories
- 3 Stories
- 2 Stories
- 1 Story
- No data

## H. Hazards & Environment

### H1. FEMA Flood Zones

---

Use this map to determine if the property is in a flood zone.



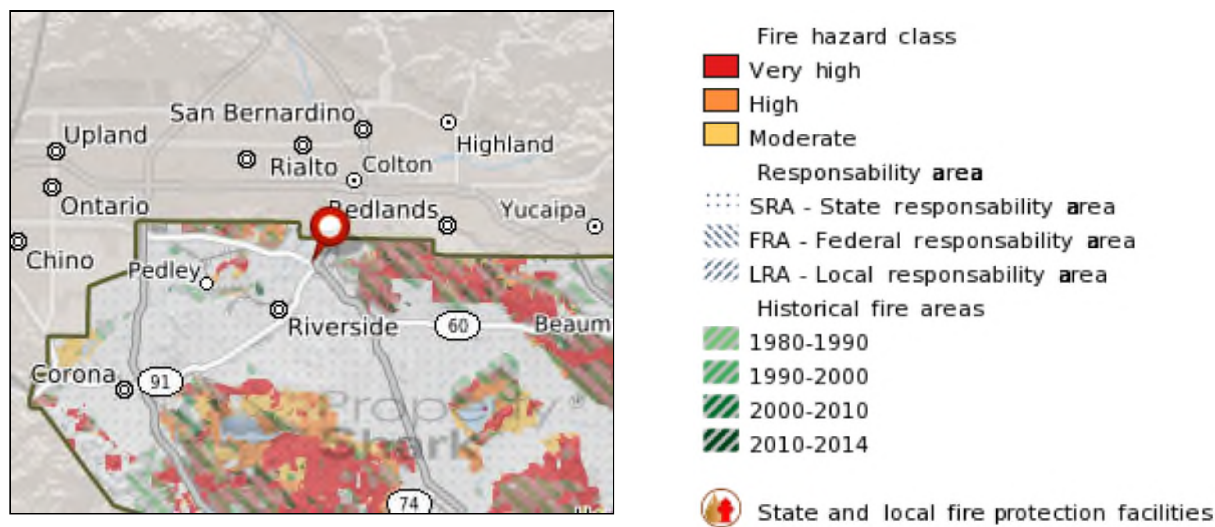
FEMA Flood Zoning

FEMA flood zone	X - Low Risk Area
Costal barrier resources system area (COBRA)	Out
FEMA floodway	Out
FEMA special flood hazard area	Out
For more information about FEMA flood zones map click <a href="#">here</a> .	

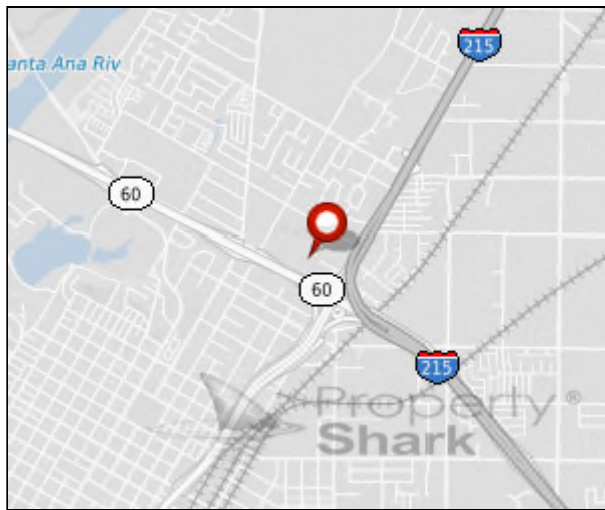
Map Details

Map panel ID	06065C0726G effective from 08/28/2008
--------------	---------------------------------------

H2. Fire Hazard Zones

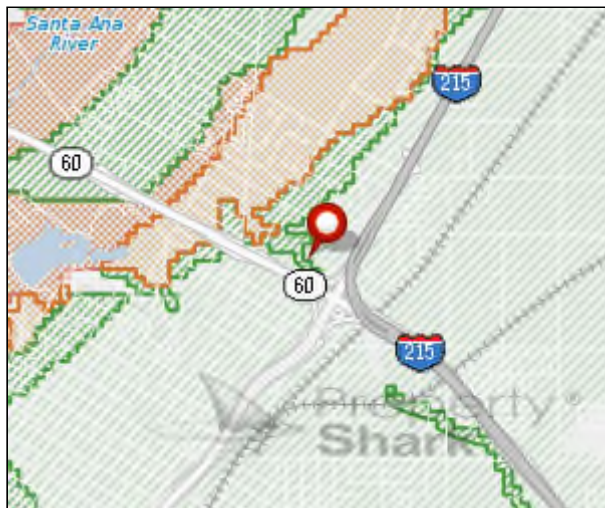


H3. Faults and Tsunami Inundation Zones



- Earth quake fault zones
- Tsunami inundation zone
- Fault line type
  - Accurate located faults
  - Approximately located faults
  - Inferred faults
  - Aerial photo lineament
  - Concealed faults

#### H4. Landslides and Liquefaction



- Liquefaction
  - Very high
  - High
  - Moderate
  - Low / very low

Property Report for:

(no-address)

B. Overview

B2. Overview

Location

County	Riverside
Lat/long	33.99615, -117.36119
Parcel ID	209060026

Legal Description

L 11 MB 006 060 FILES SUB 4

Neighborhood

Taxing rate area	09158
Subdivision	Files Sub 4
Neighborhood	Northside Riverside

Owner

Name	Riverside County Transportation Commission C/O Jack Reagan
Address	PO BOX 12008 Riverside, CA 92502

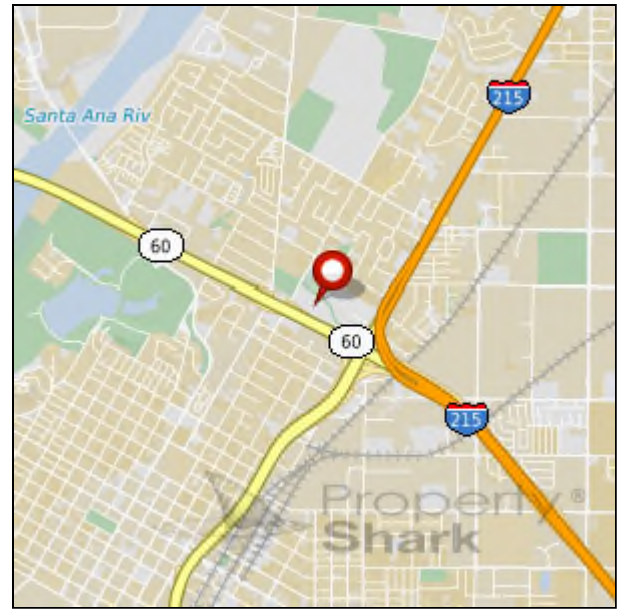
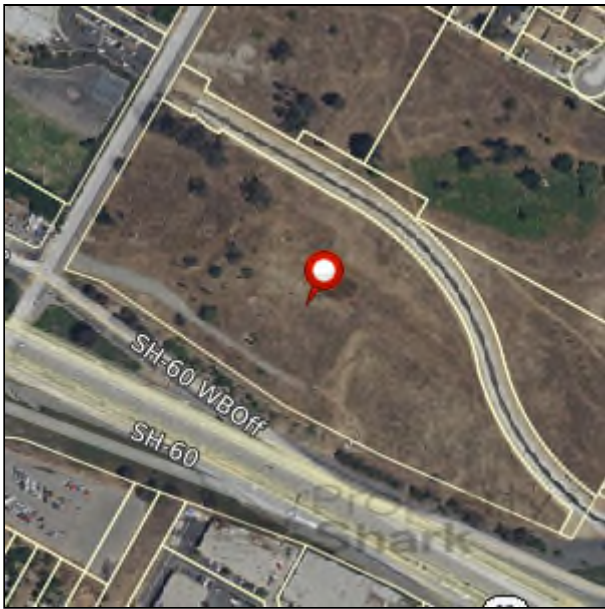
Market Value & Taxes

Tax year	2017-2018
Land value	\$4,592,209
Building value	\$0
Total market value	\$4,592,209
Property tax	\$51,458

Land

Property class	Vacant Commercial Properties (CY)
Acreage	9.21

B3. Maps






## C. Owners & Residents

### C1. Registered Owner

---

#### Riverside County Transportation Commission

C/O Jack Reagan  
PO BOX 12008  
Riverside, CA 92502  
Source: Assessment Roll  
Last recorded: 01/01/2017

-  [Phone Lookup](#)
-  [See who is behind the LLC](#)
-  [Add to Address Book](#)

### C2. Building Contacts

---

## E. Development & Use

### E1. Land

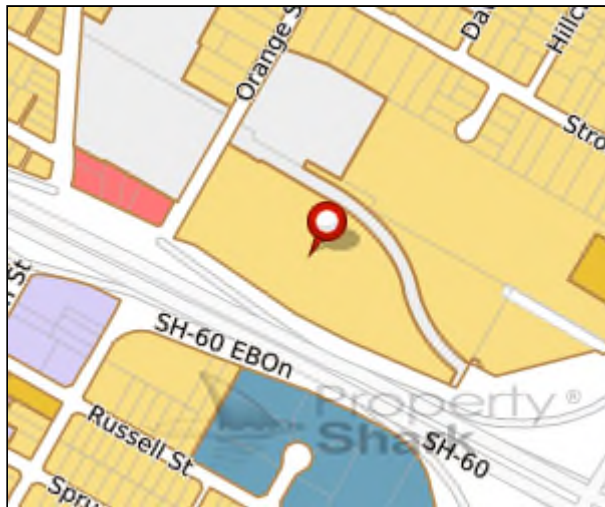
---

Property class	<b>Vacant Commercial Properties</b>
	(CY)
Acreage	<b>9.21</b>

## E2. Urban Landscape Maps

### Zoning

Properties can be classified by zoning and building class. Riverside County is divided into four basic zoning districts: residential (R), commercial (C), agricultural(A) and manufacturing (M). These basic zoning districts are subdivided by the intensity of use.

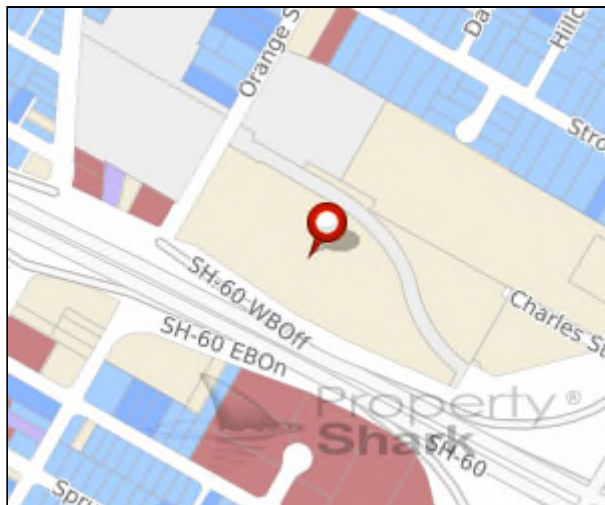


\* Zoning: **Single Family Residential (R-1-7000)**

For more information about zoning districts click [here](#).

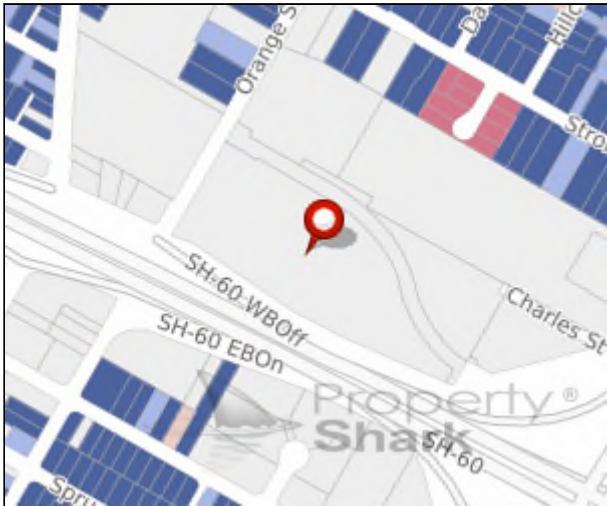
### Land Use

On this map, view the current land use for a property. The land use specifies how a property is used or what type of building is present on that property.



\* Land use: **Vacant Commercial Properties (CY)**

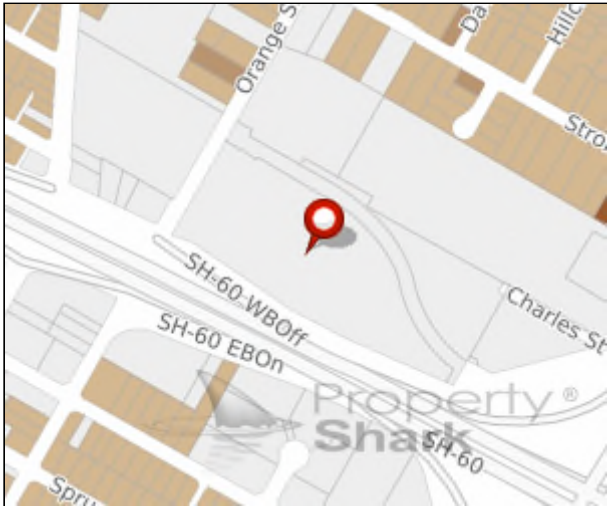
Year Built



On this map, view the year each property was built.

- 2010 and later
- 2000 - 2009
- 1990 - 1999
- 1970 - 1989
- 1950 - 1969
- 1900 - 1949
- 1900 and earlier
- No data

Building Stories



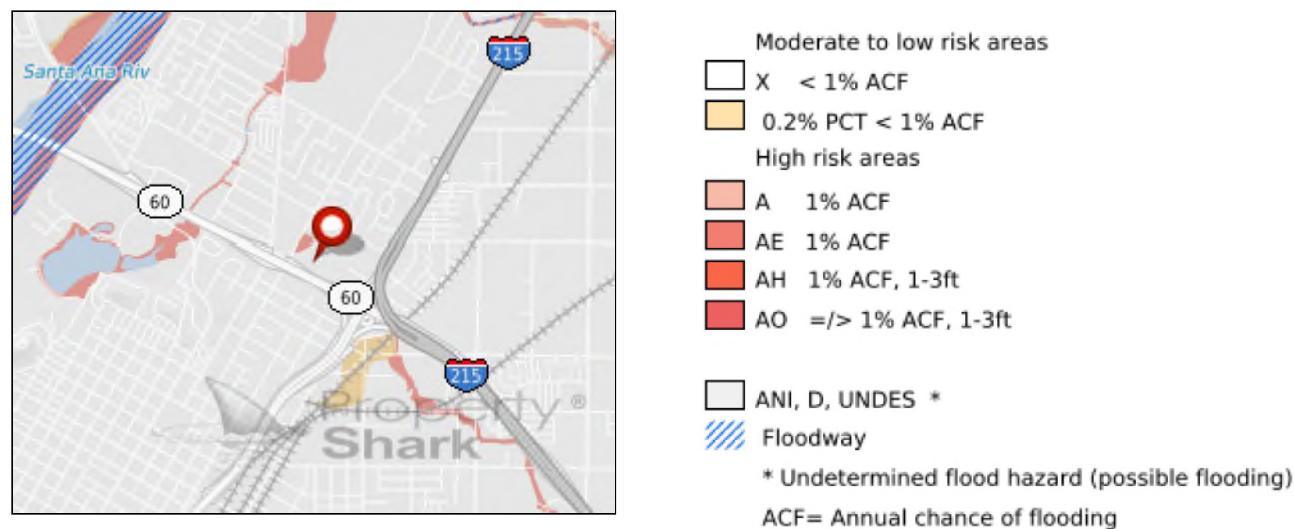
On this map, view the number of stories per building.

- 10 & Up stories
- 7 to 9 Stories
- 5 to 6 Stories
- 4 Stories
- 3 Stories
- 2 Stories
- 1 Story
- No data

H. Hazards & Environment

H1. FEMA Flood Zones

Use this map to determine if the property is in a flood zone.



FEMA Flood Zoning

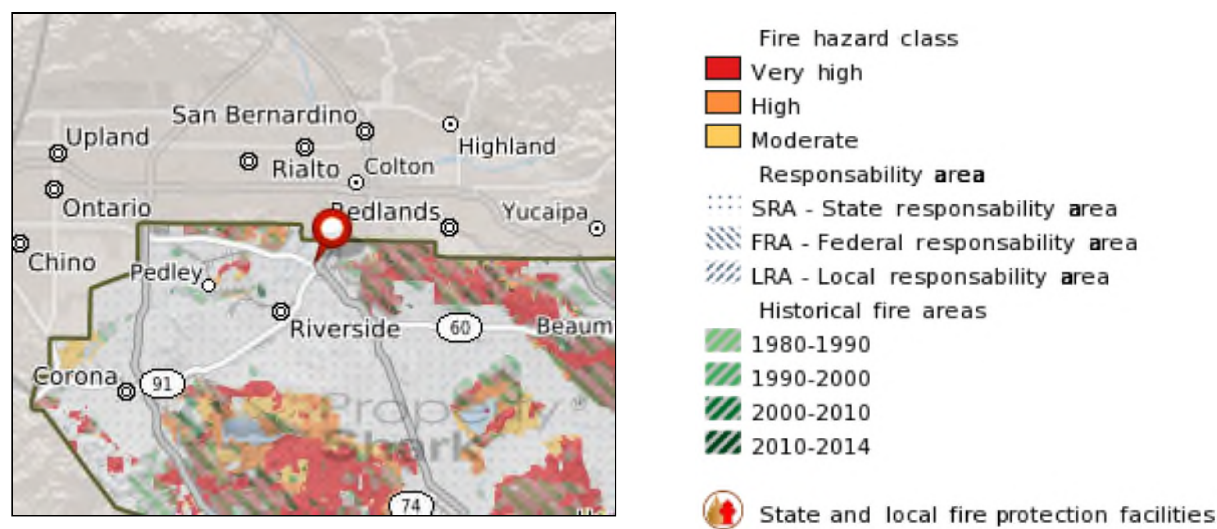
FEMA flood zone	AE, X
Costal barrier resources system area (COBRA)	Out
FEMA floodway	Out
FEMA special flood hazard area	In

For more information about FEMA flood zones map click [here](#).

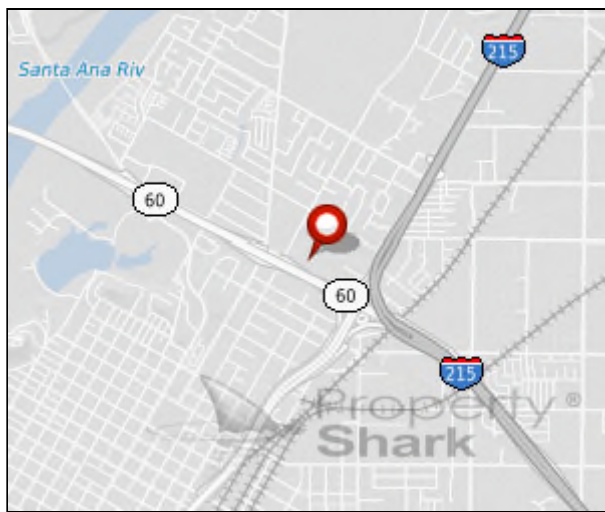
Map Details


Map panel ID	06065C0726G effective from 08/28/2008
--------------	---------------------------------------

H2. Fire Hazard Zones

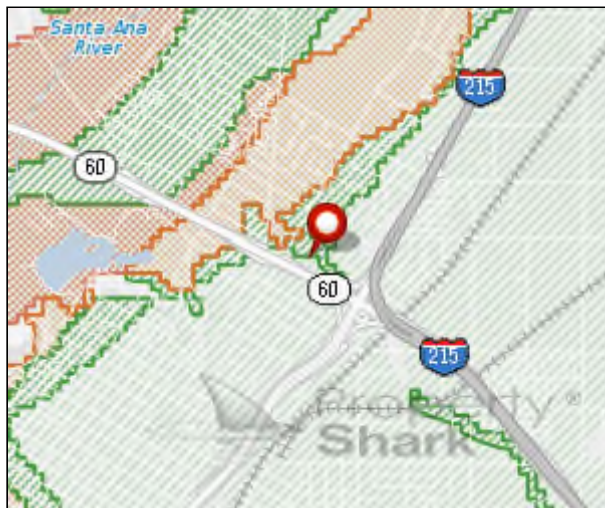





H3. Faults and Tsunami Inundation Zones



-  Earth quake fault zones
-  Tsunami inundation zone
- Fault line type
  -  Accurate located faults
  -  Approximately located faults
  -  Inferred faults
  -  Aerial photo lineament
  -  Concealed faults

#### H4. Landslides and Liquefaction



- Liquefaction
  -  Very high
  -  High
  -  Moderate
  -  Low / very low

Property Report for:

(no-address)

B. Overview

B2. Overview

Location

County **Riverside**  
Lat/long **33.99529, -117.35818**  
Parcel ID **209070014**

Legal Description

L 51 MB 007 003 SOUTHERN CALIFORNIA COLONY ASSOCIATION

Neighborhood

Taxing rate area **09158**  
Subdivision **Southern California Colony Association**  
Neighborhood **Northside Riverside**

Owner

Name **Riverside County Transportation Commission**  
Address **PO BOX 12008  
Riverside, CA 92502**

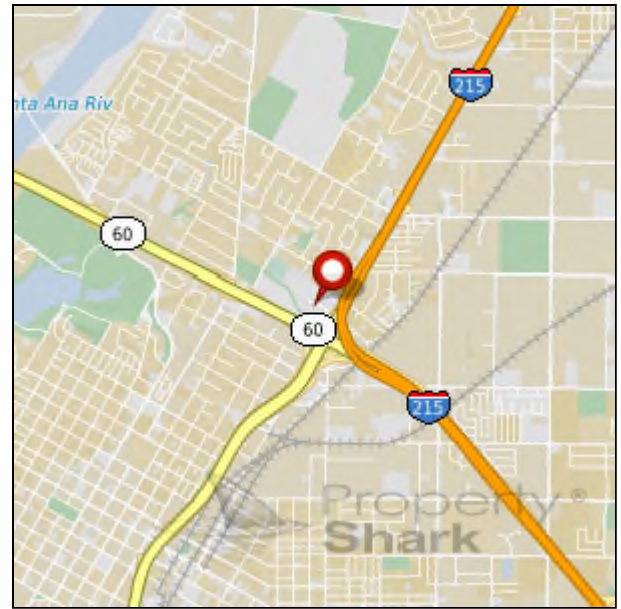
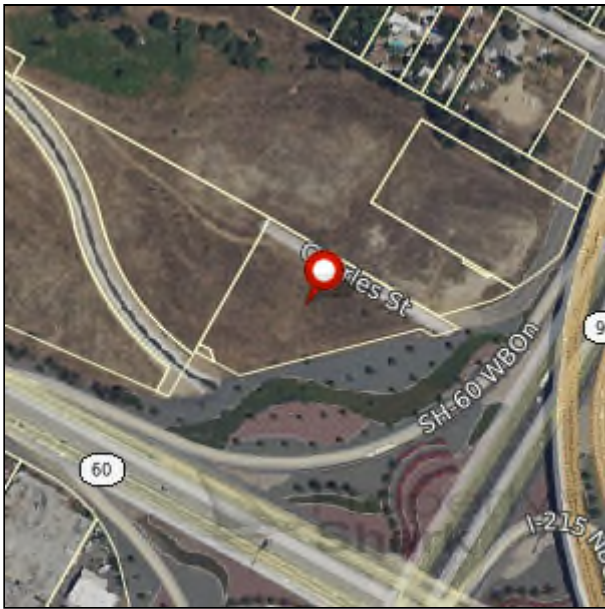
Market Value & Taxes

Tax year **2017-2018**  
Land value **\$0**  
Building value **\$0**  
Total market value **\$0**  
Property tax **\$0**

Land

Property class **Vacant Commercial Properties (CY)**  
Acreage **1.89**

B3. Maps






## C. Owners & Residents

### C1. Registered Owner

**Riverside County Transportation Commission**

Address: PO BOX 12008  
Riverside, CA 92502  
Source: Assessment Roll  
Last recorded: 01/01/2017

-  [Phone Lookup](#)
-  [See who is behind the LLC](#)
-  [Add to Address Book](#)

### C2. Building Contacts

## E. Development & Use

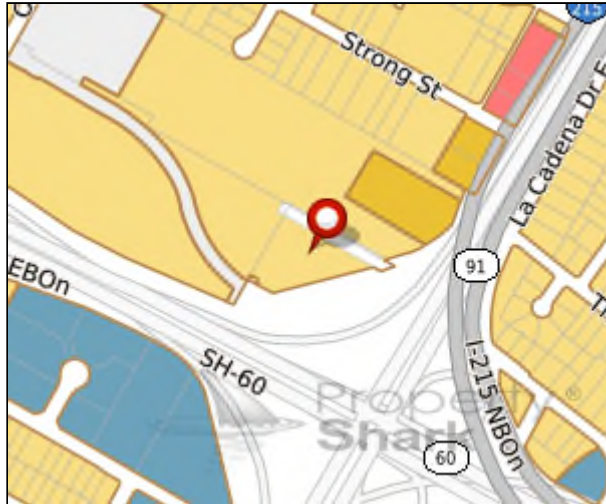
### E1. Land

Property class	Vacant Commercial Properties (CY)
Acreage	1.89

## E2. Urban Landscape Maps

### Zoning

Properties can be classified by zoning and building class. Riverside County is divided into four basic zoning districts: residential (R), commercial (C), agricultural(A) and manufacturing (M).These basic zoning districts are subdivided by the intensity of use.



#### Major zoning groups :

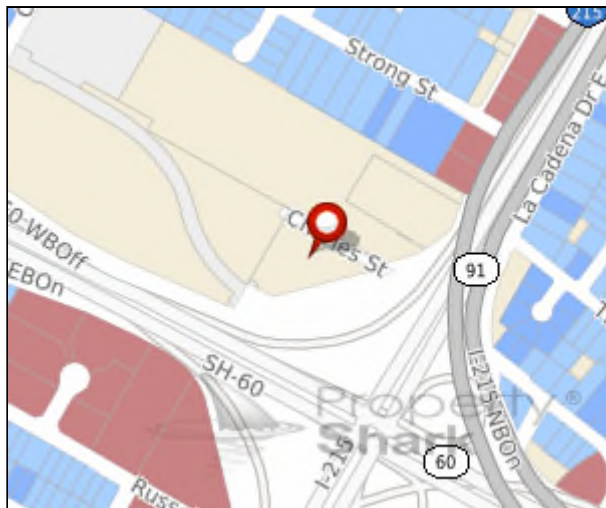
- Multiple family
- Single family
- Other residential
- Commercial
- Industrial/manufacturing
- Planned development
- Public facilities
- Open space
- Agricultural
- Mixed use
- Special zones
- Planned development - overlay
- No zoning data available

\* Zoning: **Single Family Residential (R-1-7000)**

For more information about zoning districts click [here](#).

### Land Use

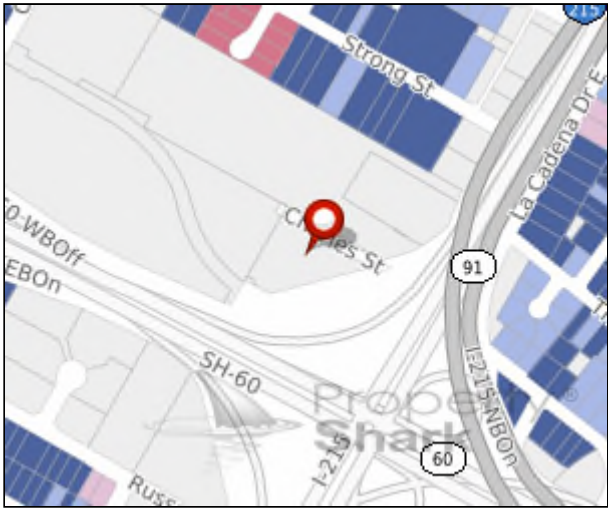
On this map, view the current land use for a property. The land use specifies how a property is used or what type of building is present on that property.



- | Residential                  | Agricultural |
|------------------------------|--------------|
| Single family                | Farm & ranch |
| Apartments/ multi-family     | Agricultural |
| Condo/coop units             |              |
| Other residential            | Other        |
| Commercial                   | Mixed use    |
| Hotels                       | Vacant land  |
| Other commercial             | Misc         |
| Industrial                   | Water        |
| Factories/storage facilities | Unknown      |

\* Land use: **Vacant Commercial Properties (CY)**

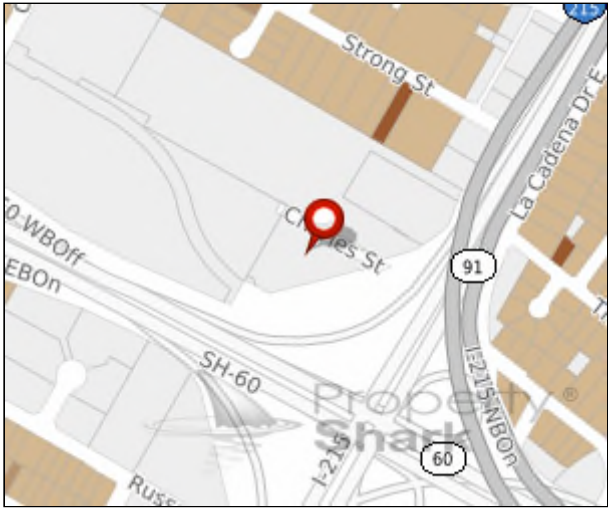
Year Built



On this map, view the year each property was built.

- 2010 and later
- 2000 - 2009
- 1990 - 1999
- 1970 - 1989
- 1950 - 1969
- 1900 - 1949
- 1900 and earlier
- No data

Building Stories



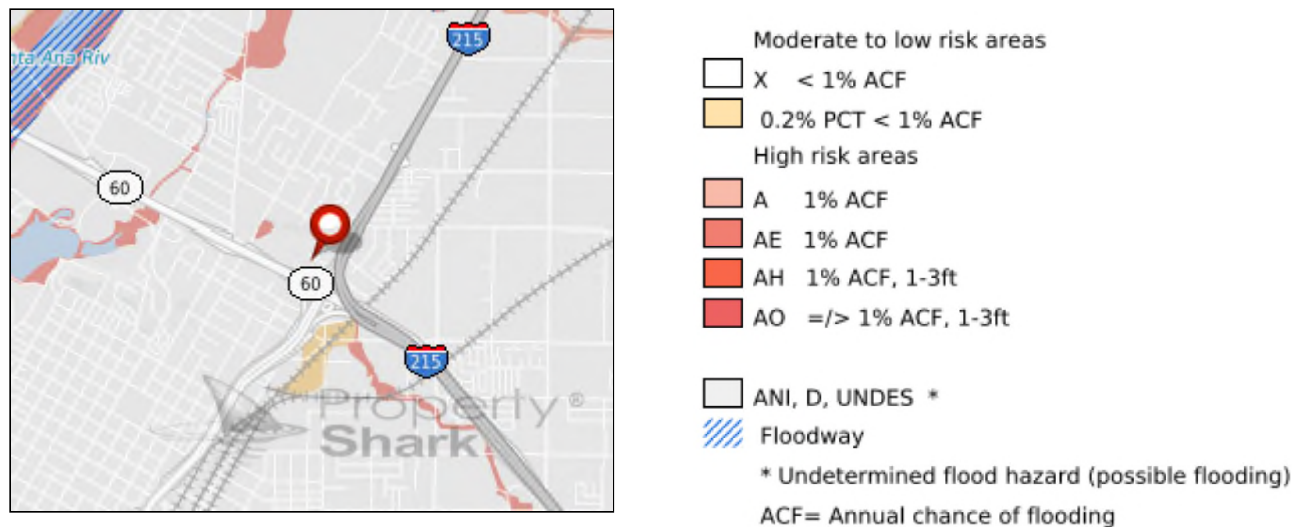
On this map, view the number of stories per building.

- 10 & Up stories
- 7 to 9 Stories
- 5 to 6 Stories
- 4 Stories
- 3 Stories
- 2 Stories
- 1 Story
- No data

H. Hazards & Environment

H1. FEMA Flood Zones

Use this map to determine if the property is in a flood zone.



FEMA Flood Zoning

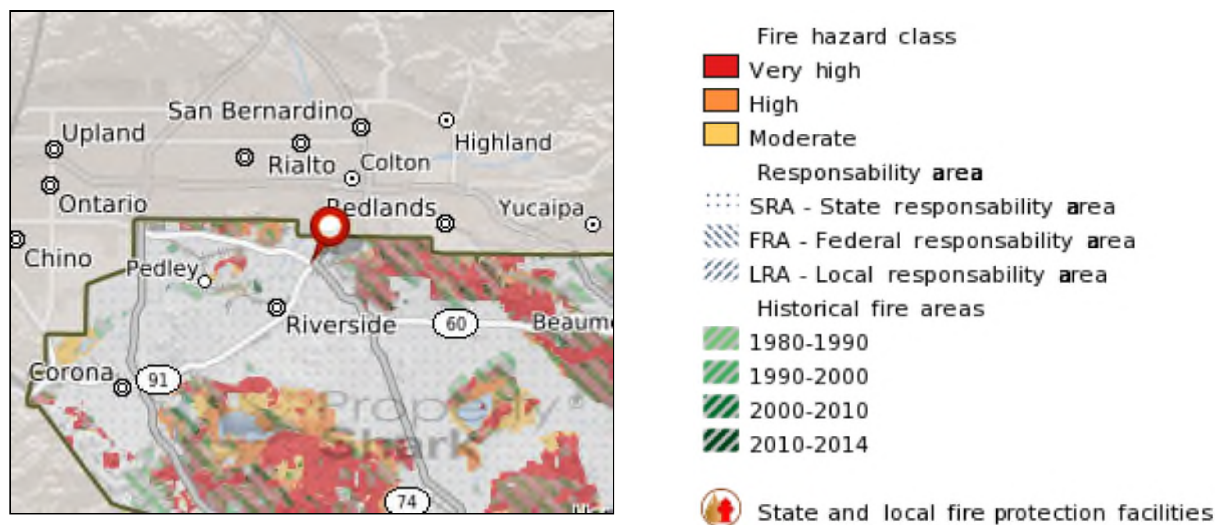
FEMA flood zone	X - Low Risk Area
Costal barrier resources system area (COBRA)	Out
FEMA floodway	Out
FEMA special flood hazard area	Out

For more information about FEMA flood zones map click [here](#).

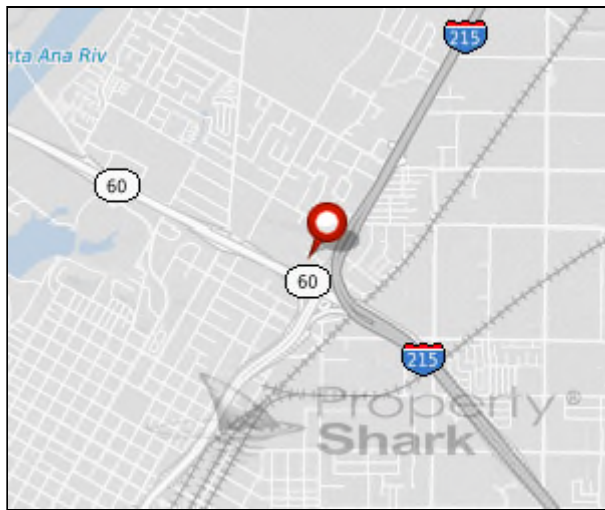
Map Details


Map panel ID	06065C0726G effective from 08/28/2008
--------------	---------------------------------------

H2. Fire Hazard Zones

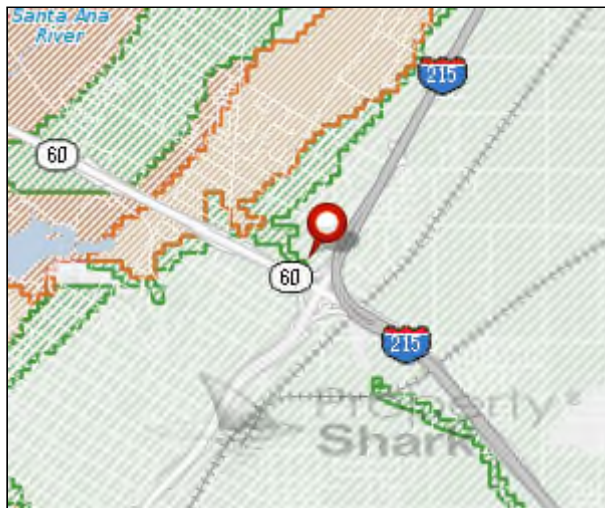






H3. Faults and Tsunami Inundation Zones



-  Earth quake fault zones
-  Tsunami inundation zone
- Fault line type
  -  Accurate located faults
  -  Approximately located faults
  -  Inferred faults
  -  Aerial photo lineament
  -  Concealed faults

#### H4. Landslides and Liquefaction



- Liquefaction
  -  Very high
  -  High
  -  Moderate
  -  Low / very low



60 FWY & 91 FWY Mixed-Use  
Riverside, CA

SITE PLAN - OPTION 2

1

AO

02 27 17  
REV. 04/2/17



60 FWY & 91 FWY Mixed-Use  
Riverside, CA

SITE PLAN - OPTION 2

1

AO

02 27 17  
REV. 04/2/17

# CITY OF RIVERSIDE

S.C.C.A. LANDS

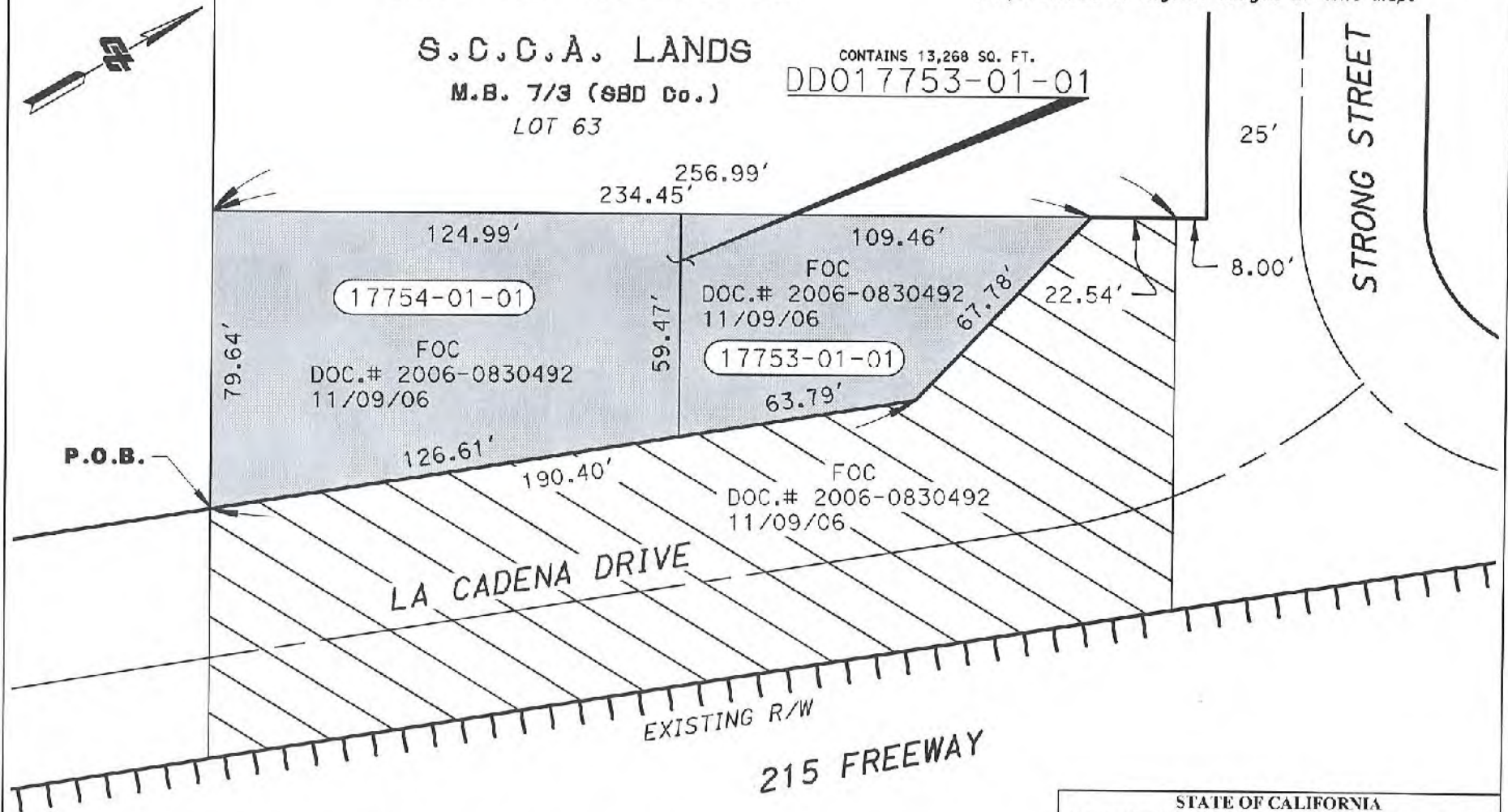
M.B. 7/3 (SBD Co.)

LOT 63

CONTAINS 13,268 SQ. FT.

DD017753-01-01

NOTE: The State of California or its officers or agents shall not be responsible for the accuracy or completeness of digital images of this map.



RELINQUISHED TO CITY OF RIVERSIDE  
SEGMENT 3 OF DOC.# 2016-0506756  
REC. 11/14/2016 IN SHMB 12/41-47



ACCESS CONTROL

REF. INFO. DIST. 08 R/W MAP 982000-38

STATE OF CALIFORNIA  
CALIFORNIA STATE TRANSPORTATION AGENCY  
DEPARTMENT OF TRANSPORTATION  
**RIGHT OF WAY**  
**DIRECTOR'S DEED**  
**DD017753-01-01**  
**EXHIBIT "B"**  
SCALE: 1" = 40'

FEET		0	20	40	80
DIST	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
08	RIV	215	R43.40	2	2



---

## ***FIM Abstract***

---

*Target Property:*  
***Vacant Land, Riverside, CA***  
***Riverside, Riverside County, California 92501***

*Prepared For:*  
***EDI Consultants***

***Order #: 112343***  
***Job #: 249671***  
***Project #: 218-0295***  
***Date: 08/01/2018***

## TARGET PROPERTY SUMMARY

**Vacant Land, Riverside, CA**

**Riverside, Riverside County, California 92501**

USGS Quadrangle: **Riverside East, CA**

Target Property Geometry: **Point**

Target Property Longitude(s)/Latitude(s):

**(-117.359762, 33.996261)**

County/Parish Covered:

**Riverside (CA)**

Zipcode(s) Covered:

**Riverside CA: 92501, 92507**

State(s) Covered:

**CA**

Disclaimer - The information provided in this report was obtained from a variety of public sources. GeoSearch cannot ensure and makes no warranty or representation as to the accuracy, reliability, quality, errors occurring from data conversion or the customer's interpretation of this report. This report was made by GeoSearch for exclusive use by its clients only. Therefore, this report may not contain sufficient information for other purposes or parties. GeoSearch and its partners, employees, officers and independent contractors cannot be held liable for actual, incidental, consequential, special or exemplary damages suffered by a customer resulting directly or indirectly from any information provided by GeoSearch.



[www.geo-search.com](http://www.geo-search.com) · phone: 888-396-0042 · fax: 512-472-9967



**Date:** 08/01/18

**GS Job Number:** 112343

**Company Name:** EDI Consultants

**Project Number:** 218-0295

**Site Information:** Vacant Land, Riverside, CA  
Riverside, CA 92501

The collections of fire insurance maps listed below were reviewed according to the site information supplied by client. Based on the information provided, no coverage is available.

Library of Congress  
University Publications of America  
Other Libraries (universities, state, local, etc.).

Disclaimer – The information in this report was obtained from a variety of public sources. GeoSearch cannot insure or makes no warranty or representation as to the accuracy, reliability, quality, errors occurring from data conversion or the customers interpretation of this report. Therefore, this report may not contain sufficient information for other purposes or parties. GeoSearch and its partners, employees, officers and independent contractors cannot be held liable for actual, incidental, consequential, special or exemplary damages suffered by a customer resulting directly or indirectly from any information provided by GeoSearch.

---

## ***Historical By Street Number***

---

***Target Property:***

Orange St,  
Riverside, CA 92501

***Prepared For:***  
*EDI Consultants*

Order #: 112343  
Project #: 218-0295

***Date: 8/3/2018***

## City Directory Historical by Street Number

### »Street Name: Orange St

<b>1 Orange St</b>	Range Not Listed-Ends With 1506 (1921-1925); No Listing (1930-2011)
<b>1495 Orange St</b>	No Listing (1921-1993); No Current Listing (1996); No Listing (2001-2011)
<b>1584 Orange St</b>	No Listing (1921-1941); Black Y M (1945); No Listing (1951-2011)
<b>1606 Orange St</b>	No Listing (1921-1951); Tr Snyder (1963); No Listing (1966-2011)
<b>1628 Orange St</b>	No Listing (1921-2005/06); Popoca Pablo (2011)
<b>1684 Orange St</b>	No Listing (1921-1925); Vial Henry (1930); Vial Scipion (1930-1936); Vacant (1941); No Listing (1945); Richard D N (1951); No Listing (1963); Bronson Perry 1684 Orange Riv [H City Firefighter] (1966); Bronson Perry J (1974-1993); Ferguson E (1986); No Listing (1996); Ceja Carmen (2001); No Current Listing (2005/06); No Listing (2011)
<b>1718 Orange St</b>	No Listing (1921-1963); Calvary Southern Baptist Ch 1718 Orange Riv W Guy Petty [Pastor] (1966); Calvary Baptist Ch (1974-2011)
<b>1721 Orange St</b>	No Listing (1921-1925); Woodbury K H (1930-1936); Howell F A (1941); Vacant (1941); Stewart John (1945); Woodbury K H (1951); Ms Woodbury (1963); Woodbury Myrtle S Mra 1721 Orange Riv [H Retired] (1966); Antuono Paul (1974); No Current Listing (1979-1996); Jackson Mark (2001-2005/06); No Listing (2011)
<b>1749 Orange St</b>	No Listing (1921-1925); Woodbury C E (1930-1941); White C R (1945); Woodbury R E (1951); Ae Perrine (1963); Perrine Alice E Mrs 1749 Orange Riv [H Retired] (1966); No Listing (1974-1996); Carrera Nestor (2001); Romero Gustavo (2001-2005/06); No Listing (2011)
<b>1771 Orange St</b>	No Listing (1921-1936); Carter H E (1941-1945); Stemshorn Fred [Jr] (1951); Vacant (1951-1963); Vacant (Location Not Occupied) (1966); Holmer Phil (1974); Saurage Karin (1974); No Current Listing (1979); Ravis Gheorghe (1986); Helms George L 3D (1993-2011); Cormack Robert (2001); Pllum Tameka (2005/06)
<b>1788 Orange St</b>	No Listing (1921-1925); Vacant (1930); Martin W J (1936-1941); Shackfold J H (1936); Towers H A (1941-1951); Vacant (1963); No Listing (1966-2011)
<b>1791 Orange St</b>	No Listing (1921-1925); Raymer H E (1930); Slaylock J E (1936); Mayfield H B (1941); Harrington A L (1945); Godden C W (1951); Golakoff Atanas (1951); Hall Victor (1951); Schreeder W P (1951); Mcadams W J (1951); Lc Holt (1963); Precht John W 1791 Orange Riv [H Laby Tech ]Ucr (1966); Apartments (1966); Cury Miguel (1974); Nelson Raj (1974); Ramos Tom A (1974); Martinez Salvador (1979); Ross Ethel (1979); Davies A (1986); Johnson Henry R (1986); Purcell Robt Jr (1986); No Listing (1993-1996); Matos Ernesto (2001); Verdin Christina (2001); No Current Listing (2005/06); Jacobo Araceli (2011)
<b>1806 Orange St</b>	No Listing (1921-1945); Thompson J H (1951); Ha Garcia (1963); Vacant (Location Not Occupied) (1966); No Listing (1974); Casper Pat (1979); Velasquez Josephine (1986); No Current Listing (1993-2001); No Listing (2005/06-2011)
<b>1823 Orange St</b>	No Listing (1921-1951); Co Ballard (1963); Ballard Co (Amn) 1823 Orange Riv [H 3 Truck Driver] Southern Calif Edison (Rlto) (1966); Ballard C O (1974-1986); Rowland Electric (1993); No Current Listing (1996); Ballard Rex (2001); Ralls Jerry E (2001-2005/06); Shafer Brock (2005/06); No Listing (2011)
<b>1825 Orange St</b>	No Listing (1921-1951); Df Ballard (1963); Ballard Df (Beverly) 1825 Orange Riv [H Carpenter] (1966); Ballard D F (1974-1986); No Listing (1993-1996); Ballard Rex (2001-2005/06); Kendall Patricia L (2001); Zetina Edgar (2005/06); Gonzalez Monica (2011)
<b>1840 Orange St</b>	No Listing (1921-1925); Bennett Mary Mrs (1930-1936); Gotting Louis [Jr] (1941); Batcha Richd (1945-1951); R Batcha (1963); Batcha Richd (Laura) 1840 Orange Riv [H Retired] (1966); Gille Wilma (1974); No Current Listing (1979-2001); No Listing (2005/06-2011)

<b>1849 Orange St</b>	No Listing (1921-1925); Record A D (1930-1941); Heard Waldie (1945-1951); W Heard (1963); Ervin Earl Ofc 1849 Orange Riv [Sewer Contractor] (1966); Ervin Earl F (1974-2005/06); Santillan E (1974); No Listing (2011)
<b>1851 Orange St</b>	No Listing (1921-1925); Crutchfield J D (1930); Miller W J (1936); Charlton A G (1941); Rogers J N (1945); Anderson Anna Mrs (1951); Rg McDonough (1963); Heard Waldie 1851 Orange Riv [H Retired] (1966); No Listing (1974); Santillan E (1979); No Listing (1986); No Current Listing (1993-2001); No Listing (2005/06-2011)
<b>1853 Orange St</b>	No Listing (1921-1963); Brown Philip D 1853 Orange Riv [H Retired] (1966); No Listing (1974-2011)
<b>1875 Orange St</b>	No Listing (1921-1925); Marston J B (1930); Jospser Clifford (1936); Moore Ernest (1936); Bulgren Dale (1941); Miller W J (1945-1951); Hansen G N (1951); Ef Ervin (1963); Foster Elizabeth A Mrs 1875 Orange Riv [H Saleswoman] See's Candy (1966); Apartments (By Apartment Number) (1966); Mcguire Leo F (1974); Barnett Manuel (1979); Manloue Robert (1979); No Listing (1986-1996); Ervin Michael P (2001-2005/06); No Listing (2011)
<b>1925 Orange St</b>	No Listing (1921-1966); Fremont Elem Schol (1974); No Current Listing (1979); No Listing (1986); Rivrsd Sc Fremont (1993-2001); Riversd Sc (2005/06); Fremont Elm Sc (2005/06); Fremont Elementary School (2011); [X] End Of Listings (2011)
<b>1995 Orange St</b>	No Listing (1921-1951); Vacant (1963); No Listing (1966-2011)
<b>2010 Orange St</b>	No Listing (1921-1925); Burke Annie Mrs (1930); Keach Geo (1930-1936); Vacant (1941); Gorton S H (1945); No Listing (1951); Jg Vargas (1963); Vacant (Location Not Occupied) (1966); No Listing (1974-2011)
<b>2089 Orange St</b>	No Listing (1921-1945); Symms J W (1951); No Listing (1963-2011)
<b>2169 Orange St</b>	No Listing (1921-1974); Vanalstyn G (1979); No Listing (1986); No Current Listing (1993-2001); No Listing (2005/06-2011)
<b>2189 Orange St</b>	No Listing (1921-1966); No Current Listing (1974); No Listing (1979-2011)
<b>2291 Orange St</b>	No Listing (1921-1979); Bawcom Tom (1986); No Listing (1993-2011)

**»Street Name: N Orange St**

<b>1650 N Orange St</b>	Zepeda Enrique (2016)
<b>1749 N Orange St</b>	Romero Gustavo (2016)
<b>1771 N Orange St</b>	Helms George 3D (2016); Jackson Dominique (2016)
<b>1791 N Orange St</b>	Jacobo Araceli (2016); [X] End Of Listings (2016)

**Comments:** Also listed as N Orange St.

---

## ***City Directory Standard Report***

---

***Target Property:***

Orange St,  
Riverside, CA 92501

***Prepared For:***  
*EDI Consultants*

Order #: 112343  
Project #: 218-0295

***Date: 8/3/2018***

## City Directory Standard Report

Orange St, Riverside, CA 92501

INFOUSA

SOUTH WEST 2016

### ORANGE ST

1650	ZEPEDA ENRIQUE
1749	ROMERO GUSTAVO
1771	HELMS GEORGE 3D
1771	JACKSON DOMINIQUE
1791	[X] END OF LISTINGS
1791	JACOBO ARACELI

INFOUSA

PACIFIC 2011

### ORANGE ST

1628	POPOCA PABLO
1718	CALVARY BAPTIST CHURCH
1771	HELMS GEORGE L II
1791	JACOBO ARACELI
1825	GONZALEZ MONICA
1925	[X] END OF LISTINGS
1925	FREMONT ELEMENTARY SCHOOL

HAINES DIRECTORY

RIVERSIDE AREA 2005-06

### ORANGE ST

1684	NO CURRENT LISTING
1684	X [STRONG ST INTS]
1718	CALVARY BAPT CH
1721	JACKSON MARK
1749	ROMERO GUSTAVO
1771	HELMS GEORGE L 3D
1771	PELLUM TAMEKA
1791	NO CURRENT LISTING
1791	X [VISTA AVE INTS]
1823	RALLSA JERRY E
1823	SHAFFER BROCK
1825	BALLARD REX
1825	ZETINA EDGAR

## City Directory Standard Report

Orange St, Riverside, CA 92501

1849	ERVIN EARL
1875	ERVIN MICHAEL P
1925	FREMONT ELM SC
1925	RIVERSD SC
1925	X [OAKLEY AVE INTS]

### HAINES DIRECTORY

RIVERSIDE AREA 2001

#### ORANGE ST

1684	CEJA CARMEN
1684	X [STRONG INTS]
1718	CALVARY BAPT CH
1721	JACKSON MARK
1749	CARRERA NESTOR
1749	ROMERO GUSTAVO
1771	CORMACK ROBERT
1771	HELMS GEORGE L 3D
1791	MATOS ERNESTO
1791	VERDIN CHRISTINA
1791	X [VISTA AV INTS]
1806	NO CURRENT LISTING
1823	BALLARD REX
1823	RALLS JERRY E
1825	BALLARD REX
1825	KENDALL PATRICIA L
1840	NO CURRENT LISTING
1849	ERVIN EARL F
1851	NO CURRENT LISTING
1875	ERVIN MICHAEL P
1925	RIVERSD SC FREMONT ELM SC
1925	RIVRSD SC FREMONT
2169	NO CURRENT LISTING

### HAINES DIRECTORY

## City Directory Standard Report

Orange St, Riverside, CA 92501

RIVERSIDE  
COUNTY

1996

### ORANGE ST

1495	NO CURRENT LISTING
1718	CALAVARY BAPT CH
1721	NO CURRENT LISTING
1771	HELMS GEORGE L 3D
1806	NO CURRENT LISTING
1823	NO CURRENT LISTING
1840	NO CURRENT LISTING
1849	ERVIN EARL F
1851	NO CURRENT LISTING
1925	RIVRSD SC FREMONT
2169	NO CURRENT LISTING

### HAINES DIRECTORY

RIVERSIDE  
COUNTY

1993

### ORANGE ST

1684	BRONSON PERRY J
1718	CALVARY BAPT CH
1721	NO CURRENT LISTING
1771	HELMS GEORGE L 3D
1806	NO CURRENT LISTING
1823	ROWLAND ELECTRIC
1840	NO CURRENT LISTING
1849	ERVIN EARL F
1851	NO CURRENT LISTING
1925	RIVRSD SC FREMONT
2169	NO CURRENT LISTING

### HAINES DIRECTORY

RIVERSIDE  
COUNTY

1986

### ORANGE ST

1684	BRONSON PERRY J
1684	FERGUSON E
1718	CALVARY BAPT CH
1721	NO CURRENT LISTING

## City Directory Standard Report

Orange St, Riverside, CA 92501

1771	RIVIS GHEORGHE
1791	DAVIES A
1791	JOHNSON HENRY R
1791	PURCELL ROBT JR
1806	VELASQUEZ JOSEPHINE
1823	BALLARD C O
1825	BALLARD D F
1840	NO CURRENT LISTING
1849	ERVIN EARL F
2291	BAWCOM TOM

### HAINES DIRECTORY

RIVERSIDE SAN 1979  
BERNARDINO

#### ORANGE ST

1684	BRONSON PERRY J
1718	CALVARY BAPTIST CH
1721	NO CURRENT LISTING
1771	NO CURRENT LISTING
1791	MARTINEZ SALVADOR
1791	ROSS ETHEL
1806	CASPER PAT
1823	BALLARD C O
1825	BALLARD D F
1840	NO CURRENT LISTING
1849	ERVIN EARL F
1851	SANTILLAN E
1875	BARNETT MANUEL
1875	MANLOUE ROBERT
1925	NO CURRENT LISTING
2169	VANALSTYNE G

### HAINES DIRECTORY

RIVERSIDE SAN 1974  
BERNARDINO

#### ORANGE ST

1684	BRONSON PERRY J
1718	CALVARY BAPTIST CH

## City Directory Standard Report

Orange St, Riverside, CA 92501

1721	ANTUONO PAUL	
1771	HOLMER PHIL	B
1771	SAURAGE KARIN	B
1791	CURY MIGUEL	
1791	NELSON RAJ	
1791	RAMOS TOM A	
1823	BALLARD C O	
1825	BALLARD D F	
1840	GILLE WILMA	
1849	ERVIN EARL F	
1849	ERVIN SUE C	
1849	SANTILLAN E	
1875	MCGUIRE LEO F	
1875	MCGUIRE MARY A	
1925	FREMONT ELEM SCHOL	
2189	NO CURRENT LISTING	

### HAINES DIRECTORY

RIVERSIDE SAN 1966  
BERNARDINO

### ORANGE ST

1684	BRONSON PERRY 1684 ORANGE RIV [H CITY FIREFIGHTER]
1684	X [STRONG ST INTS]
1718	CALVARY SOUTHERN BAPTIST CH 1718 ORANGE RIV W GUY PETTY [PASTOR]
1721	WOODBURY MYRTLE S MRA 1721 ORANGE RIV [H RETIRED]
1749	PERRINE ALICE E MRS 1749 ORANGE RIV [H RETIRED]
1771	VACANT (LOCATION NOT OCCUPIED)
1791	APARTMENTS
1791	PRECHT JOHN W 1791 ORANGE RIV [H LABY TECH ]UCR
1806	VACANT (LOCATION NOT OCCUPIED)
1823	BALLARD CO (AMN) 1823 ORANGE RIV [H 3 TRUCK DRIVER] SOUTHERN CALIF EDISON (RLTO)

## City Directory Standard Report

Orange St, Riverside, CA 92501

1825	BALLARD DF (BEVERLY) 1825 ORANGE RIV [H CARPENTER]
1840	BATCHA RICHD (LAURA) 1840 ORANGE RIV [H RETIRED]
1849	ERVIN EARL (SUE) [RES] ORANGE RIV [H 4 SEWER CONTRACTOR]
1849	ERVIN EARL OFC 1849 ORANGE RIV [SEWER CANTRACTOR]
1851	HEARD WALDIE 1851 ORANGE RIV [H RETIRED]
1853	BROWN PHILIP D 1853 ORANGE RIV [H RETIRED]
1875	APARTMENTS (BY APARTMENT NUMBER)
1875	FOSTER ELIZABETH A MRS 1875 ORANGE RIV [H SALESWOMAN] SEE'S CANDY
2010	VACANT (LOCATION NOT OCCUPIED)
2010	X [VISTA AV INTS]
2010	Y [OAKLEY AV INTS]

LUSKEY'S  
RIVERSIDE

1963

### ORANGE ST

1606	TR SNYDER
1721	MS WOODBURY
1749	AE PERRINE
1771	VACANT
1788	VACANT
1791	LC HOLT
1806	HA GARCIA
1823	CO BALLARD
1825	DF BALLARD
1840	R BATCHA
1849	W HEARD
1851	RG MCDONOUGH
1875	EF ERVIN
1995	VACANT
2010	JG VARGAS

## City Directory Standard Report

Orange St, Riverside, CA 92501

LOS ANGELES DIRECTORY COMPANY

RIVERSIDE	1951	ORANGE ST	
		1684	RICHARD D N
		1684	RICHARD F L
		1721	WOODBURY K H
		1749	WOODBURY R E
		1771	STEMSHORN FRED [JR]
		1771	VACANT REAR
		1788	TOWERS G I MRS
		1791	GODDEN C W
		1791	GOLAKOFF ATANAS
		1791	HALL VICTOR
		1791	MCADAMS W J REAR
		1791	SCHREEDER W P
		1806	THOMPSON J H
		1840	BATCHA RICHD
		1849	HEARD WALDIE
		1851	ANDERSON ANNA MRS
		1875	HANSEN G N
		1875	MILLER W E
		1875	MILLER W J
		2089	SYMMS J W

LOS ANGELES DIRECTORY COMPANY

RIVERSIDE	1945	ORANGE ST	
		1584	BLACK Y M
		1584	X [STRONG INTS]
		1721	STEWART JOHN
		1749	WHITE C R
		1771	CARTER H E
		1788	TOWERS H A
		1791	HARRINGTON A L
		1840	BATCHA RICHD
		1849	HEARD WALDIE

## City Directory Standard Report

Orange St, Riverside, CA 92501

1851	ROGERS J N
1875	MILLER W J
2010	GORTON S H

LOS ANGELES DIRECTORY COMPANY

RIVERSIDE 1941 **ORANGE ST**

1684	VACANT	
1684	X [STRONG INTS]	
1721	HOWELL F A	
1721	VACANT	REAR
1749	WOODBURY K H	
1771	CARTER H E	
1788	MARTIN W J	REAR
1788	TOWERS H A	
1791	MAYFIELD H B	
1840	GOTTING LOUIS [JR]	
1849	RECORD A D	
1851	CHARLTON A G	
1875	BULGREN DALE	
2010	VACANT	

LOS ANGELES DIRECTORY COMPANY

RIVERSIDE 1936 **ORANGE ST**

1684	VIAL NAPOLEON
1684	X [STRONG INTS]
1721	WOODBURY K H
1749	WOODBURY SARAH E
1788	MARTIN W J
1788	SHACKFOLD J H
1791	SLAYLOCK J E
1840	BENNETT MARY MRS
1849	RECORD A D
1851	MILLER W J
1875	JOSPER CLIFFORD
1875	MOORE ERNEST

## City Directory Standard Report

Orange St, Riverside, CA 92501

2010

KEACH GEO

LOS ANGELES DIRECTORY COMPANY

RIVERSIDE

1930

**ORANGE ST**

1684

VIAL HENRY

1684

VIAL SCIPION

1684

X [STRONG INTS]

1721

WOODBURY K H

1749

WOODBURY C E

1788

VACANT

1791

RAYMER H E

1840

BENNETT MARY MRS

1849

RECORD A D

1851

CRUTCHFIELD J D

1875

MARSTON J B

2010

BURKE ANNIE MRS

2010

KEACH GEO

LOS ANGELES DIRECTORY COMPANY

RIVERSIDE

1925

**ORANGE ST**

1

RANGE NOT LISTED-ENDS WITH  
1504

LOS ANGELES DIRECTORY COMPANY

RIVERSIDE

1921

**ORANGE ST**

1

RANGE NOT LISTED-ENDS WITH  
1506

**Comment:** Also listed as N Orange St.

---

## ***City Directory Target Property Address***

---

***Target Property:***

Orange St,  
Riverside, CA 92501

***Prepared For:***  
*EDI Consultants*

Order #: 112343  
Project #: 218-0295

***Date: 8/3/2018***

## City Directory Target Property Address

Orange St, Riverside, CA 92501

### 1 ORANGE ST

1925	RANGE NOT LISTED-ENDS WITH 1504	LOS ANGELES DIRECTORY COMPANY	RIVERSIDE
1921	RANGE NOT LISTED-ENDS WITH 1506	LOS ANGELES DIRECTORY COMPANY	RIVERSIDE

### 1495 ORANGE ST

1996	NO CURRENT LISTING	HAINES DIRECTORY	RIVERSIDE COUNTY
------	--------------------	------------------	---------------------

### 1584 ORANGE ST

1945	BLACK Y M	LOS ANGELES DIRECTORY COMPANY	RIVERSIDE
1945	X [STRONG INTS]	LOS ANGELES DIRECTORY COMPANY	RIVERSIDE

### 1606 ORANGE ST

1963	TR SNYDER	LUSKEY'S	RIVERSIDE
------	-----------	----------	-----------

### 1628 ORANGE ST

2011	POPOCA PABLO	INFOUSA	PACIFIC
------	--------------	---------	---------

### 1650 N ORANGE ST

2016	ZEPEDA ENRIQUE	INFOUSA	SOUTH WEST
------	----------------	---------	------------

### 1684 ORANGE ST

2005-06	NO CURRENT LISTING	HAINES DIRECTORY	RIVERSIDE AREA
2005-06	X [STRONG ST INTS]	HAINES DIRECTORY	RIVERSIDE AREA
2001	CEJA CARMEN	HAINES DIRECTORY	RIVERSIDE AREA
2001	X [STRONG INTS]	HAINES DIRECTORY	RIVERSIDE AREA
1993	BRONSON PERRY J	HAINES DIRECTORY	RIVERSIDE COUNTY
1986	BRONSON PERRY J	HAINES DIRECTORY	RIVERSIDE COUNTY
1986	FERGUSON E	HAINES DIRECTORY	RIVERSIDE COUNTY
1979	BRONSON PERRY J	HAINES DIRECTORY	RIVERSIDE SAN BERNARDINO
1974	BRONSON PERRY J	HAINES DIRECTORY	RIVERSIDE SAN BERNARDINO

**City Directory Target Property Address****Orange St, Riverside, CA 92501**

1966	BRONSON PERRY 1684 ORANGE RIV [H CITY FIREFIGHTER]	HAINES DIRECTORY	RIVERSIDE SAN BERNARDINO
1966	X [STRONG ST INTS]	HAINES DIRECTORY	RIVERSIDE SAN BERNARDINO
1951	RICHARD D N	LOS ANGELES DIRECTORY COMPANY	RIVERSIDE
1951	RICHARD F L	LOS ANGELES DIRECTORY COMPANY	RIVERSIDE
1941	VACANT	LOS ANGELES DIRECTORY COMPANY	RIVERSIDE
1941	X [STRONG INTS]	LOS ANGELES DIRECTORY COMPANY	RIVERSIDE
1936	VIAL NAPOLEON	LOS ANGELES DIRECTORY COMPANY	RIVERSIDE
1936	X [STRONG INTS]	LOS ANGELES DIRECTORY COMPANY	RIVERSIDE
1930	VIAL HENRY	LOS ANGELES DIRECTORY COMPANY	RIVERSIDE
1930	VIAL SCIPION	LOS ANGELES DIRECTORY COMPANY	RIVERSIDE
1930	X [STRONG INTS]	LOS ANGELES DIRECTORY COMPANY	RIVERSIDE
<b><u>1718 ORANGE ST</u></b>			
2011	CALVARY BAPTIST CHURCH	INFOUSA	PACIFIC
2005-06	CALVARY BAPT CH	HAINES DIRECTORY	RIVERSIDE AREA
2001	CALVARY BAPT CH	HAINES DIRECTORY	RIVERSIDE AREA
1996	CALAVARY BAPT CH	HAINES DIRECTORY	RIVERSIDE COUNTY
1993	CALVARY BAPT CH	HAINES DIRECTORY	RIVERSIDE COUNTY
1986	CALVARY BAPT CH	HAINES DIRECTORY	RIVERSIDE COUNTY
1979	CALVARY BAPTIST CH	HAINES DIRECTORY	RIVERSIDE SAN BERNARDINO
1974	CALVARY BAPTIST CH	HAINES DIRECTORY	RIVERSIDE SAN BERNARDINO

**City Directory Target Property Address****Orange St, Riverside, CA 92501**

1966	CALVARY SOUTHERN BAPTIST CH 1718 ORANGE RIV W GUY PETTY [PASTOR]	HAINES DIRECTORY	RIVERSIDE SAN BERNARDINO
<u>1721 ORANGE ST</u>			
2005-06	JACKSON MARK	HAINES DIRECTORY	RIVERSIDE AREA
2001	JACKSON MARK	HAINES DIRECTORY	RIVERSIDE AREA
1996	NO CURRENT LISTING	HAINES DIRECTORY	RIVERSIDE COUNTY
1993	NO CURRENT LISTING	HAINES DIRECTORY	RIVERSIDE COUNTY
1986	NO CURRENT LISTING	HAINES DIRECTORY	RIVERSIDE COUNTY
1979	NO CURRENT LISTING	HAINES DIRECTORY	RIVERSIDE SAN BERNARDINO
1974	ANTUONO PAUL	HAINES DIRECTORY	RIVERSIDE SAN BERNARDINO
1966	WOODBURY MYRTLE S MRA 1721 ORANGE RIV [H RETIRED]	HAINES DIRECTORY	RIVERSIDE SAN BERNARDINO
1963	MS WOODBURY	LUSKEY'S	RIVERSIDE
1951	WOODBURY K H	LOS ANGELES DIRECTORY COMPANY	RIVERSIDE
1945	STEWART JOHN	LOS ANGELES DIRECTORY COMPANY	RIVERSIDE
1941	HOWELL F A	LOS ANGELES DIRECTORY COMPANY	RIVERSIDE
1941	VACANT	REAR LOS ANGELES DIRECTORY COMPANY	RIVERSIDE
1936	WOODBURY K H	LOS ANGELES DIRECTORY COMPANY	RIVERSIDE
1930	WOODBURY K H	LOS ANGELES DIRECTORY COMPANY	RIVERSIDE
<u>1749 N ORANGE ST</u>			
2016	ROMERO GUSTAVO	INFOUSA	SOUTH WEST
<u>1749 ORANGE ST</u>			
2005-06	ROMERO GUSTAVO	HAINES DIRECTORY	RIVERSIDE AREA
2001	CARRERA NESTOR	HAINES DIRECTORY	RIVERSIDE AREA
2001	ROMERO GUSTAVO	HAINES DIRECTORY	RIVERSIDE AREA

**City Directory Target Property Address****Orange St, Riverside, CA 92501**

1966	PERRINE ALICE E MRS 1749 ORANGE RIV [H RETIRED]	HAINES DIRECTORY	RIVERSIDE SAN BERNARDINO
1963	AE PERRINE	LUSKEY'S	RIVERSIDE
1951	WOODBURY R E	LOS ANGELES DIRECTORY COMPANY	RIVERSIDE
1945	WHITE C R	LOS ANGELES DIRECTORY COMPANY	RIVERSIDE
1941	WOODBURY K H	LOS ANGELES DIRECTORY COMPANY	RIVERSIDE
1936	WOODBURY SARAH E	LOS ANGELES DIRECTORY COMPANY	RIVERSIDE
1930	WOODBURY C E	LOS ANGELES DIRECTORY COMPANY	RIVERSIDE

**1771 N ORANGE ST**

2016	HELMS GEORGE 3D	INFOUSA	SOUTH WEST
2016	JACKSON DOMINIQUE	INFOUSA	SOUTH WEST

**1771 ORANGE ST**

2011	HELMS GEORGE L II	INFOUSA	PACIFIC
2005-06	HELMS GEORGE L 3D	HAINES DIRECTORY	RIVERSIDE AREA
2005-06	PELLUM TAMEKA	HAINES DIRECTORY	RIVERSIDE AREA
2001	CORMACK ROBERT	HAINES DIRECTORY	RIVERSIDE AREA
2001	HELMS GEORGE L 3D	HAINES DIRECTORY	RIVERSIDE AREA
1996	HELMS GEORGE L 3D	HAINES DIRECTORY	RIVERSIDE COUNTY
1993	HELMS GEORGE L 3D	HAINES DIRECTORY	RIVERSIDE COUNTY
1986	RIVIS GHEORGHE	HAINES DIRECTORY	RIVERSIDE COUNTY
1979	NO CURRENT LISTING	HAINES DIRECTORY	RIVERSIDE SAN BERNARDINO
1974	HOLMER PHIL	B	HAINES DIRECTORY RIVERSIDE SAN BERNARDINO
1974	SAURAGE KARIN	B	HAINES DIRECTORY RIVERSIDE SAN BERNARDINO
1966	VACANT (LOCATION NOT OCCUPIED)	HAINES DIRECTORY	RIVERSIDE SAN BERNARDINO
1963	VACANT	LUSKEY'S	RIVERSIDE

**City Directory Target Property Address****Orange St, Riverside, CA 92501**

1951	STEMSHORN FRED [JR]		LOS ANGELES DIRECTORY COMPANY	RIVERSIDE
1951	VACANT	REAR	LOS ANGELES DIRECTORY COMPANY	RIVERSIDE
1945	CARTER H E		LOS ANGELES DIRECTORY COMPANY	RIVERSIDE
1941	CARTER H E		LOS ANGELES DIRECTORY COMPANY	RIVERSIDE
<u>1788 ORANGE ST</u>				
1963	VACANT		LUSKEY'S	RIVERSIDE
1951	TOWERS G I MRS		LOS ANGELES DIRECTORY COMPANY	RIVERSIDE
1945	TOWERS H A		LOS ANGELES DIRECTORY COMPANY	RIVERSIDE
1941	TOWERS H A		LOS ANGELES DIRECTORY COMPANY	RIVERSIDE
1941	MARTIN W J	REAR	LOS ANGELES DIRECTORY COMPANY	RIVERSIDE
1936	MARTIN W J		LOS ANGELES DIRECTORY COMPANY	RIVERSIDE
1936	SHACKFOLD J H		LOS ANGELES DIRECTORY COMPANY	RIVERSIDE
1930	VACANT		LOS ANGELES DIRECTORY COMPANY	RIVERSIDE
<u>1791 N ORANGE ST</u>				
2016	JACOBO ARACELI		INFOUSA	SOUTH WEST
2016	[X] END OF LISTINGS		INFOUSA	SOUTH WEST
<u>1791 ORANGE ST</u>				
2011	JACOBO ARACELI		INFOUSA	PACIFIC
2005-06	NO CURRENT LISTING		HAINES DIRECTORY	RIVERSIDE AREA
2005-06	X [VISTA AVE INTS]		HAINES DIRECTORY	RIVERSIDE AREA
2001	MATOS ERNESTO		HAINES DIRECTORY	RIVERSIDE AREA

**City Directory Target Property Address****Orange St, Riverside, CA 92501**

2001	VERDIN CHRISTINA		HAINES DIRECTORY RIVERSIDE AREA
2001	X [VISTA AV INTS]		HAINES DIRECTORY RIVERSIDE AREA
1986	DAVIES A		HAINES DIRECTORY RIVERSIDE COUNTY
1986	JOHNSON HENRY R		HAINES DIRECTORY RIVERSIDE COUNTY
1986	PURCELL ROBT JR		HAINES DIRECTORY RIVERSIDE COUNTY
1979	MARTINEZ SALVADOR		HAINES DIRECTORY RIVERSIDE SAN BERNARDINO
1979	ROSS ETHEL		HAINES DIRECTORY RIVERSIDE SAN BERNARDINO
1974	CURY MIGUEL		HAINES DIRECTORY RIVERSIDE SAN BERNARDINO
1974	NELSON RAJ		HAINES DIRECTORY RIVERSIDE SAN BERNARDINO
1974	RAMOS TOM A		HAINES DIRECTORY RIVERSIDE SAN BERNARDINO
1966	PRECHT JOHN W 1791 ORANGE RIV [H LABY TECH ]UCR		HAINES DIRECTORY RIVERSIDE SAN BERNARDINO
1966	APARTMENTS		HAINES DIRECTORY RIVERSIDE SAN BERNARDINO
1963	LC HOLT		LUSKEY'S RIVERSIDE
1951	GODDEN C W		LOS ANGELES DIRECTORY COMPANY RIVERSIDE
1951	GOLAKOFF ATANAS		LOS ANGELES DIRECTORY COMPANY RIVERSIDE
1951	HALL VICTOR		LOS ANGELES DIRECTORY COMPANY RIVERSIDE
1951	SCHREEDER W P		LOS ANGELES DIRECTORY COMPANY RIVERSIDE
1951	MCADAMS W J	REAR	LOS ANGELES DIRECTORY COMPANY RIVERSIDE
1945	HARRINGTON A L		LOS ANGELES DIRECTORY COMPANY RIVERSIDE
1941	MAYFIELD H B		LOS ANGELES DIRECTORY COMPANY RIVERSIDE

**City Directory Target Property Address****Orange St, Riverside, CA 92501**

1936	SLAYLOCK J E	LOS ANGELES DIRECTORY COMPANY	RIVERSIDE
1930	RAYMER H E	LOS ANGELES DIRECTORY COMPANY	RIVERSIDE
<u>1806 ORANGE ST</u>			
2001	NO CURRENT LISTING	HAINES DIRECTORY	RIVERSIDE AREA
1996	NO CURRENT LISTING	HAINES DIRECTORY	RIVERSIDE COUNTY
1993	NO CURRENT LISTING	HAINES DIRECTORY	RIVERSIDE COUNTY
1986	VELASQUEZ JOSEPHINE	HAINES DIRECTORY	RIVERSIDE COUNTY
1979	CASPER PAT	HAINES DIRECTORY	RIVERSIDE SAN BERNARDINO
1966	VACANT (LOCATION NOT OCCUPIED)	HAINES DIRECTORY	RIVERSIDE SAN BERNARDINO
1963	HA GARCIA	LUSKEY'S	RIVERSIDE
1951	THOMPSON J H	LOS ANGELES DIRECTORY COMPANY	RIVERSIDE
<u>1823 ORANGE ST</u>			
2005-06	RALLSA JERRY E	HAINES DIRECTORY	RIVERSIDE AREA
2005-06	SHAFER BROCK	HAINES DIRECTORY	RIVERSIDE AREA
2001	BALLARD REX	HAINES DIRECTORY	RIVERSIDE AREA
2001	RALLS JERRY E	HAINES DIRECTORY	RIVERSIDE AREA
1996	NO CURRENT LISTING	HAINES DIRECTORY	RIVERSIDE COUNTY
1993	ROWLAND ELECTRIC	HAINES DIRECTORY	RIVERSIDE COUNTY
1986	BALLARD C O	HAINES DIRECTORY	RIVERSIDE COUNTY
1979	BALLARD C O	HAINES DIRECTORY	RIVERSIDE SAN BERNARDINO
1974	BALLARD C O	HAINES DIRECTORY	RIVERSIDE SAN BERNARDINO
1966	BALLARD CO (AMN) 1823 ORANGE RIV [H 3 TRUCK DRIVER] SOUTHERN CALIF EDISON (RLTO)	HAINES DIRECTORY	RIVERSIDE SAN BERNARDINO
1963	CO BALLARD	LUSKEY'S	RIVERSIDE

## City Directory Target Property Address

Orange St, Riverside, CA 92501

### 1825 ORANGE ST

2011	GONZALEZ MONICA	INFOUSA	PACIFIC
2005-06	BALLARD REX	HAINES DIRECTORY	RIVERSIDE AREA
2005-06	ZETINA EDGAR	HAINES DIRECTORY	RIVERSIDE AREA
2001	BALLARD REX	HAINES DIRECTORY	RIVERSIDE AREA
2001	KENDALL PATRICIA L	HAINES DIRECTORY	RIVERSIDE AREA
1986	BALLARD D F	HAINES DIRECTORY	RIVERSIDE COUNTY
1979	BALLARD D F	HAINES DIRECTORY	RIVERSIDE SAN BERNARDINO
1974	BALLARD D F	HAINES DIRECTORY	RIVERSIDE SAN BERNARDINO
1966	BALLARD DF (BEVERLY) 1825 ORANGE RIV [H CARPENTER]	HAINES DIRECTORY	RIVERSIDE SAN BERNARDINO
1963	DF BALLARD	LUSKEY'S	RIVERSIDE

### 1840 ORANGE ST

2001	NO CURRENT LISTING	HAINES DIRECTORY	RIVERSIDE AREA
1996	NO CURRENT LISTING	HAINES DIRECTORY	RIVERSIDE COUNTY
1993	NO CURRENT LISTING	HAINES DIRECTORY	RIVERSIDE COUNTY
1986	NO CURRENT LISTING	HAINES DIRECTORY	RIVERSIDE COUNTY
1979	NO CURRENT LISTING	HAINES DIRECTORY	RIVERSIDE SAN BERNARDINO
1974	GILLE WILMA	HAINES DIRECTORY	RIVERSIDE SAN BERNARDINO
1966	BATCHA RICHD (LAURA) 1840 ORANGE RIV [H RETIRED]	HAINES DIRECTORY	RIVERSIDE SAN BERNARDINO
1963	R BATCHA	LUSKEY'S	RIVERSIDE
1951	BATCHA RICHD	LOS ANGELES DIRECTORY COMPANY	RIVERSIDE
1945	BATCHA RICHD	LOS ANGELES DIRECTORY COMPANY	RIVERSIDE
1941	GOTTING LOUIS [JR]	LOS ANGELES DIRECTORY COMPANY	RIVERSIDE
1936	BENNETT MARY MRS	LOS ANGELES DIRECTORY COMPANY	RIVERSIDE

**City Directory Target Property Address****Orange St, Riverside, CA 92501**

1930	BENNETT MARY MRS	LOS ANGELES DIRECTORY COMPANY	RIVERSIDE
<u>1849 ORANGE ST</u>			
2005-06	ERVIN EARL	HAINES DIRECTORY	RIVERSIDE AREA
2001	ERVIN EARL F	HAINES DIRECTORY	RIVERSIDE AREA
1996	ERVIN EARL F	HAINES DIRECTORY	RIVERSIDE COUNTY
1993	ERVIN EARL F	HAINES DIRECTORY	RIVERSIDE COUNTY
1986	ERVIN EARL F	HAINES DIRECTORY	RIVERSIDE COUNTY
1979	ERVIN EARL F	HAINES DIRECTORY	RIVERSIDE SAN BERNARDINO
1974	ERVIN EARL F	HAINES DIRECTORY	RIVERSIDE SAN BERNARDINO
1974	ERVIN SUE C	HAINES DIRECTORY	RIVERSIDE SAN BERNARDINO
1974	SANTILLAN E	HAINES DIRECTORY	RIVERSIDE SAN BERNARDINO
1966	ERVIN EARL OFC 1849 ORANGE RIV [SEWER CANTRACTOR]	HAINES DIRECTORY	RIVERSIDE SAN BERNARDINO
1966	ERVIN EARL (SUE) [RES] ORANGE RIV [H 4 SEWER CONTRACTOR]	HAINES DIRECTORY	RIVERSIDE SAN BERNARDINO
1963	W HEARD	LUSKEY'S	RIVERSIDE
1951	HEARD WALDIE	LOS ANGELES DIRECTORY COMPANY	RIVERSIDE
1945	HEARD WALDIE	LOS ANGELES DIRECTORY COMPANY	RIVERSIDE
1941	RECORD A D	LOS ANGELES DIRECTORY COMPANY	RIVERSIDE
1936	RECORD A D	LOS ANGELES DIRECTORY COMPANY	RIVERSIDE
1930	RECORD A D	LOS ANGELES DIRECTORY COMPANY	RIVERSIDE
<u>1851 ORANGE ST</u>			
2001	NO CURRENT LISTING	HAINES DIRECTORY	RIVERSIDE AREA
1996	NO CURRENT LISTING	HAINES DIRECTORY	RIVERSIDE COUNTY

**City Directory Target Property Address****Orange St, Riverside, CA 92501**

1993	NO CURRENT LISTING	HAINES DIRECTORY	RIVERSIDE COUNTY
1979	SANTILLAN E	HAINES DIRECTORY	RIVERSIDE SAN BERNARDINO
1966	HEARD WALDIE 1851 ORANGE RIV [H RETIRED]	HAINES DIRECTORY	RIVERSIDE SAN BERNARDINO
1963	RG MCDONOUGH	LUSKEY'S	RIVERSIDE
1951	ANDERSON ANNA MRS	LOS ANGELES DIRECTORY COMPANY	RIVERSIDE
1945	ROGERS J N	LOS ANGELES DIRECTORY COMPANY	RIVERSIDE
1941	CHARLTON A G	LOS ANGELES DIRECTORY COMPANY	RIVERSIDE
1936	MILLER W J	LOS ANGELES DIRECTORY COMPANY	RIVERSIDE
1930	CRUTCHFIELD J D	LOS ANGELES DIRECTORY COMPANY	RIVERSIDE

**1853 ORANGE ST**

1966	BROWN PHILIP D 1853 ORANGE RIV [H RETIRED]	HAINES DIRECTORY	RIVERSIDE SAN BERNARDINO
------	--	------------------	--------------------------

**1875 ORANGE ST**

2005-06	ERVIN MICHAEL P	HAINES DIRECTORY	RIVERSIDE AREA
2001	ERVIN MICHAEL P	HAINES DIRECTORY	RIVERSIDE AREA
1979	BARNETT MANUEL	HAINES DIRECTORY	RIVERSIDE SAN BERNARDINO
1979	MANLOUE ROBERT	HAINES DIRECTORY	RIVERSIDE SAN BERNARDINO
1974	MCGUIRE LEO F	HAINES DIRECTORY	RIVERSIDE SAN BERNARDINO
1974	MCGUIRE MARY A	HAINES DIRECTORY	RIVERSIDE SAN BERNARDINO
1966	FOSTER ELIZABETH A MRS 1875 ORANGE RIV [H SALESWOMAN] SEE'S CANDY	HAINES DIRECTORY	RIVERSIDE SAN BERNARDINO
1966	APARTMENTS (BY APARTMENT NUMBER)	HAINES DIRECTORY	RIVERSIDE SAN BERNARDINO
1963	EF ERVIN	LUSKEY'S	RIVERSIDE
1951	HANSEN G N	LOS ANGELES DIRECTORY COMPANY	RIVERSIDE

**City Directory Target Property Address****Orange St, Riverside, CA 92501**

1951	MILLER W E	LOS ANGELES DIRECTORY COMPANY	RIVERSIDE
1951	MILLER W J	LOS ANGELES DIRECTORY COMPANY	RIVERSIDE
1945	MILLER W J	LOS ANGELES DIRECTORY COMPANY	RIVERSIDE
1941	BULGREN DALE	LOS ANGELES DIRECTORY COMPANY	RIVERSIDE
1936	JOSPER CLIFFORD	LOS ANGELES DIRECTORY COMPANY	RIVERSIDE
1936	MOORE ERNEST	LOS ANGELES DIRECTORY COMPANY	RIVERSIDE
1930	MARSTON J B	LOS ANGELES DIRECTORY COMPANY	RIVERSIDE
<u>1925 ORANGE ST</u>			
2011	FREMONT ELEMENTARY SCHOOL	INFOUSA	PACIFIC
2011	[X] END OF LISTINGS	INFOUSA	PACIFIC
2005-06	RIVERSD SC	HAINES DIRECTORY	RIVERSIDE AREA
2005-06	FREMONT ELM SC	HAINES DIRECTORY	RIVERSIDE AREA
2005-06	X [OAKLEY AVE INTS]	HAINES DIRECTORY	RIVERSIDE AREA
2001	RIVERSD SC FREMONT ELM SC	HAINES DIRECTORY	RIVERSIDE AREA
2001	RIVRS D SC FREMONT	HAINES DIRECTORY	RIVERSIDE AREA
1996	RIVRS D SC FREMONT	HAINES DIRECTORY	RIVERSIDE COUNTY
1993	RIVRS D SC FREMONT	HAINES DIRECTORY	RIVERSIDE COUNTY
1979	NO CURRENT LISTING	HAINES DIRECTORY	RIVERSIDE SAN BERNARDINO
1974	FREMONT ELEM SCHOL	HAINES DIRECTORY	RIVERSIDE SAN BERNARDINO
<u>1995 ORANGE ST</u>			
1963	VACANT	LUSKEY'S	RIVERSIDE
<u>2010 ORANGE ST</u>			
1966	VACANT (LOCATION NOT OCCUPIED)	HAINES DIRECTORY	RIVERSIDE SAN BERNARDINO

**City Directory Target Property Address****Orange St, Riverside, CA 92501**

1966	X [VISTA AV INTS]	HAINES DIRECTORY	RIVERSIDE SAN BERNARDINO
1966	Y [OAKLEY AV INTS]	HAINES DIRECTORY	RIVERSIDE SAN BERNARDINO
1963	JG VARGAS	LUSKEY'S	RIVERSIDE
1945	GORTON S H	LOS ANGELES DIRECTORY COMPANY	RIVERSIDE
1941	VACANT	LOS ANGELES DIRECTORY COMPANY	RIVERSIDE
1936	KEACH GEO	LOS ANGELES DIRECTORY COMPANY	RIVERSIDE
1930	BURKE ANNIE MRS	LOS ANGELES DIRECTORY COMPANY	RIVERSIDE
1930	KEACH GEO	LOS ANGELES DIRECTORY COMPANY	RIVERSIDE
<u>2089 ORANGE ST</u>			
1951	SYMMS J W	LOS ANGELES DIRECTORY COMPANY	RIVERSIDE
<u>2169 ORANGE ST</u>			
2001	NO CURRENT LISTING	HAINES DIRECTORY	RIVERSIDE AREA
1996	NO CURRENT LISTING	HAINES DIRECTORY	RIVERSIDE COUNTY
1993	NO CURRENT LISTING	HAINES DIRECTORY	RIVERSIDE COUNTY
1979	VANALSTYNE G	HAINES DIRECTORY	RIVERSIDE SAN BERNARDINO
<u>2189 ORANGE ST</u>			
1974	NO CURRENT LISTING	HAINES DIRECTORY	RIVERSIDE SAN BERNARDINO
<u>2291 ORANGE ST</u>			
1986	BAWCOM TOM	HAINES DIRECTORY	RIVERSIDE COUNTY

**Comment:** Also listed as N Orange St.



## ASTM E-1527-13 PHASE I ENVIRONMENTAL SITE ASSESSMENT PRE-SURVEY QUESTIONNAIRE AND DISCLOSURE STATEMENT

**Site Contact:** Please complete this questionnaire before the Consultant's site visit. For those questions that are not applicable to the subject please respond with an "N/A". This document must be signed by the Owner or his/her representative (Item No. 2). If you have any questions about how to answer any of the questions please call EDI. If additional pages for response are necessary please attach them to this form. Clearly mark all references to the appropriate question number(s). This document and your written response to same will be an exhibit in EDI's report.

### 1. PROPERTY INFORMATION:

Property Name: Not completed by Owner or Owner's Representative		
Property Address:		
City	State	Zip
Assessor's Parcel Number:		

### 2. COMPLETED BY

Signature	Date
Printed Name	Title

### 3. ASTM-REQUIRED INQUIRIES

Property Owner:	
Name:	Phone: Fax:
Key Site Manager (Site contact):	
Name:	Phone: Fax:
<b>If not residential Property, please provide list of tenants, including contact names and phone numbers.</b>	
Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law. If so, please documents along with completed questionnaire to EDI	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are you aware of any Activity Use Limitations (AULs) such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law? If so, please send documents along with completed questionnaire to EDI	<input type="checkbox"/> Yes <input type="checkbox"/> No
Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Do you have any specialized knowledge that would be material in identifying recognized environmental conditions in connection with the Property?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the Property?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are you aware if commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example: Do you know the past use of the property? Do you know specific chemicals that are present	<input type="checkbox"/> Yes <input type="checkbox"/> No

**Please return completed form and any attachments via fax to:**  
**EDI Consultants, Inc., 21151 S. Western Ave., Suite 100, Torrance, CA 90501**  
**Telephone: 310-832-2300 Fax: 310-362-8843**

or once were present at the property? Do you know of spills or other chemical releases that have taken place at the property? Do you know of any environmental cleanups that have taken place at the property?	
Based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property?	<input type="checkbox"/> Yes <input type="checkbox"/> No
<b>Please attach explanation of all affirmative answers.</b>	
8) Please state reason for procuring this Phase 1 ESA: <input type="checkbox"/> Qualify for Innocent Landowner defense to CERCLA Liability. <input type="checkbox"/> Other: (state below)	

**4. PLEASE PROVIDE A GENERAL SITE DESCRIPTION BY COMPLETING THE FOLLOWING TABLE:**

Legal description/ boundary survey/ plat available (please send to EDI if "yes")	<input type="checkbox"/> Yes <input type="checkbox"/> No
Total Property Size	
Total number of buildings	
Total square footage of buildings	
Date of construction	
Dates of significant renovation	
Waste water discharge <input type="checkbox"/> Municipal Sanitary Sewer <input type="checkbox"/> On-site septic system <input type="checkbox"/> Other	
Potable water source <input type="checkbox"/> Community Water Supplier <input type="checkbox"/> On-site well <input type="checkbox"/> Other	
Please describe prior use of property, if known:	

**5. PREVIOUS INVESTIGATIONS:**

<b>Have any previous environmental investigations been performed at the site?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>INVESTIGATION TYPE</b> <b>If yes, please describe conclusions, and attach copy of report(s)</b>	
<input type="checkbox"/> Phase 1 ESA	
<input type="checkbox"/> Phase 2 ESA	
<input type="checkbox"/> Tank Tightness Testing	

<b>Have any previous environmental investigations been performed at the site?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>INVESTIGATION TYPE</b> <b>If yes, please describe conclusions, and attach copy of report(s)</b>	
<input type="checkbox"/>	Asbestos Survey/ O&M
<input type="checkbox"/>	Radon
<input type="checkbox"/>	Lead-based Paint
<input type="checkbox"/>	Lead in Water
<input type="checkbox"/>	Operations & Maintenance Plan(s)
<input type="checkbox"/>	Other

## 6. ON SITE OPERATIONS

Are you aware of any of the following conditions, either past or present, on the site?		
Condition	Response	If yes, please describe
1. Stored Chemicals	<input type="checkbox"/> Yes <input type="checkbox"/> No	
2. Underground Storage Tanks	<input type="checkbox"/> Yes <input type="checkbox"/> No	
3. Aboveground Storage Tanks	<input type="checkbox"/> Yes <input type="checkbox"/> No	
4. Spills or Releases	<input type="checkbox"/> Yes <input type="checkbox"/> No	
5. Dump Areas/ Landfills	<input type="checkbox"/> Yes <input type="checkbox"/> No	
6. Waste Treatment Systems	<input type="checkbox"/> Yes <input type="checkbox"/> No	
7. Clarifiers/ Separators	<input type="checkbox"/> Yes <input type="checkbox"/> No	
8. Air stacks/ Vents/ Odors	<input type="checkbox"/> Yes <input type="checkbox"/> No	
9. Floor Drains/Sumps	<input type="checkbox"/> Yes <input type="checkbox"/> No	
10. Stained Soil/ Impacted Vegetation	<input type="checkbox"/> Yes <input type="checkbox"/> No	
11. On-site OWNED Electrical Transformers	<input type="checkbox"/> Yes <input type="checkbox"/> No	
12. Hydraulic lifts/ Elevators	<input type="checkbox"/> Yes <input type="checkbox"/> No	
13. Dry Cleaning Operations	<input type="checkbox"/> Yes <input type="checkbox"/> No	
14. Wetlands/ Flooding	<input type="checkbox"/> Yes <input type="checkbox"/> No	
15. Oil/ Gas/ Water/ Monitoring Wells	<input type="checkbox"/> Yes <input type="checkbox"/> No	
16. Environmental Cleanups	<input type="checkbox"/> Yes <input type="checkbox"/> No	
17. Environmental Permits	<input type="checkbox"/> Yes <input type="checkbox"/> No	If <b>yes</b> , please describe and ATTACH ALL COPIES of permits. Please attach last three waste manifests.
a) Industrial Discharge	<input type="checkbox"/> Yes <input type="checkbox"/> No	
b) POTW (NPDES)	<input type="checkbox"/> Yes <input type="checkbox"/> No	
c) Hazardous Waste Generator	<input type="checkbox"/> Yes <input type="checkbox"/> No	
d) Air Quality	<input type="checkbox"/> Yes <input type="checkbox"/> No	
e) Flammable Materials	<input type="checkbox"/> Yes <input type="checkbox"/> No	
f) AST/UST	<input type="checkbox"/> Yes <input type="checkbox"/> No	

Are you aware of any of the following conditions, either past or present, on the site?		
Condition	Response	If yes, please describe
g) Waste Manifest(s)	<input type="checkbox"/> Yes <input type="checkbox"/> No	
h) Other	<input type="checkbox"/> Yes <input type="checkbox"/> No	

## 7. OFF SITE ENVIRONMENTAL CONCERNS

Are you aware of any of the following conditions, either past or present, Adjacent to the site?		
Condition	Response	If yes, please describe
Gasoline Stations	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Dry Cleaners	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Industrial Uses	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Other	<input type="checkbox"/> Yes <input type="checkbox"/> No	

## **APPENDIX E – PERSONNEL PROFILE**

**SUMMARY OF EXPERIENCE**

Brian Tang provides aid in a wide variety of environmental assessment services. His responsibilities include assistant management and data management of Phase I and II Environmental Site Assessments for high profile clients throughout the nation.

Mr. Tang's experience includes the assistant management and data management of Phase I and II Environmental Site Assessments. His experience includes database review of Computerized Environmental Reports, conducting site walkthroughs and adjacent area walkthroughs as well as interview personnel for Phase I Environmental Site Assessments. Mr. Tang prepares technical documents for Phase I and II Environmental Site Assessments.

**RELEVANT PROJECT EXPERIENCE**

- Assistant Manager of Phase I and II Environmental Site Assessments for financial institutions, property developers and real estate management
- Conducting Database Review Reports for commercial, industrial and residential properties.
- Data Manager of 100's of Phase I Environmental Site Assessments and Database Review Reports for high profile clients throughout the nation

**EDUCATION**

B.S. Environmental Engineering, University of California, Irvine, 2013

**PROFESSIONAL REGISTRATIONS/CERTIFICATIONS**

Board for Professional Engineers, Land Surveyors, and Geologist – Certified Engineer-in-Training (EIT)

---

## **SUMMARY OF EXPERIENCE**

Darrin Domingo is the Principal and founder of EDI Consultants, Inc. (EDI) in Torrance, California. Mr. Domingo has more than 23 years of experience in projects involving due diligence environmental site assessments, property condition assessments, data management and database design, Geographic Information Systems (GIS), cost engineering, subsurface investigations of soil and groundwater contamination, and environmental and geotechnical engineering projects including civil and remediation design.

## **RELEVANT PROJECT EXPERIENCE**

**Various Clients, Phase I, Phase II, and Phase III Environmental Site Assessments, Nationwide.** Project manager for more than 4,000 combined Phase I and Phase II environmental site assessments for industrial and commercial real estate as well as multifamily dwellings for major U.S. banks and lending institutions throughout the nation. Conducted subsurface investigations of soil, groundwater and soil vapor contamination to assess and determine the need for further investigation and/or remediation as well as underground storage tank removals, cleanup and coordination with local and State governmental agencies for closure of same.

**Various Clients, Property Condition Assessments, Nationwide.** Project manager for more than 100 property condition assessments (PCAs) for a wide range of clients throughout the western United States. PCAs provide reliable and detailed information on the building's operating systems, overall design and architectural features, and any signs of material physical deterioration or functional obsolescence that could detract from the building's potential to generate income. In addition, he has examined the impact of local zoning regulations, building codes, and any special hazards that may affect the income stability of the property.

### **SWDiv CLEAN, Environmental Baseline Survey (EBS), El Toro MCAS, California**

GIS and database administrator for the Environmental Baseline Survey of over 1000 structures at El Toro MCAS. Prepared comprehensive maps of the MCAS El Toro in a Geographic Information System (GIS), by combining information gathered during the site evaluation with existing and planned information. The GIS was developed in ArcView for GIS analysis and the preparation of maps; and Microsoft Access for the storage and analysis of attribute data. Attribute data was collected in the field via a customized Palm Pilot interface. Responsible for application development of the Palm Pilot EBS Form for data acquisition in the field and seamless downloading of information into the database. Attribute data encompassed site information including pertinent environmental, land use, and watershed data. Also, field sketches and digital photo notes were entered into the Palm Pilot and converted to bitmap images within the database for retrieval of same. Responsible for uploading and management of all data for queries, analyses, and either output for use in the GIS maps; or Report Tables within the EBS.

### **SWDiv CLEAN, Naval Environmental Data Transfer Standard (NEDTS), El Toro MCAS, California.**

GIS and database administrator for groundwater, soil and vapor analytical data. Developed the Navy Environmental Data Transfer Standard (NEDTS) database and Data Management Plan (DMP) for the Southwest Division Comprehensive Long-Term Environmental Action Navy, El Toro Marine Corps Air Station. The NEDTS provides an open, platform independent standard that permits the Navy to describe information to be captured and delivered electronically without imposing any hardware or software requirements on the contracting community. This application automates day-to-day activities of integrating electronic data deliverables (EDD) from analytical laboratories and presenting the information in customized forms and reports. The application is developed utilizing MS Access as the data repository. ESRI's ArcView GIS and Autodesk's Volo View technology are integrated with the database to provide dynamic maps of on-site monitoring wells. A customized switchboard interface allows for automated retrieval of as-built drawings, charts, reports, and GIS views.

**Lockheed Martin Corporation, Metadata Reference System, Redlands, California.** Lead technical and database administrator for the Metadata Reference System for the Redlands site. Developed records management plan for administration of office-wide project data and records management system for efficient gathering, storage, and retrieval of all related electronic and hardcopy data.

---

**SWDiv RAC, Naval Environmental Data Transfer Standard (NEDTS), Yermo and Nebo Marine Corp Logistics Bases, Barstow, California.** Database design and management of the Navy's Southwest Division Remedial Action Contract (SWDiv RAC) databases for both Yermo and Nebo MCLBs. Developed and implemented NEDTS in a client/server architecture (Access 2000/SQL Server) for integration of data into ArcView GIS for mapping and spatial analysis of various subsurface contaminants. Used ESRI's Spatial Analyst and ModelBuilder extensions to map and analyze areas of contaminant influence, delineate plume extents, and generate contours.

**New Cure, Inc., OII Landfill MIS/GIS System, Monterey Park, California.** GIS Analyst and Database Administrator working in a design-build capacity to facilitate implementation of a remedial cap design for an EPA Superfund site. Provided AutoCAD and LDD civil/remediation design, hazardous waste management via programming and development of the management information system (MIS) using MS Access and the GIS for associated landfill hazardous materials and gases integrating ESRI's ArcView. Conducted environmental modeling and statistical and trend analysis of methane migration via ESRI's ArcView Spatial Analyst and 3D Analyst extensions. In coordination with the landfill gas consultant, designed and implemented the Well Adjustment Decision Tree programmed in Access for automated well adjustments in the field. Created automated data transfer procedure from GEM 2000 units into Access for analyzing gas composition and calculating flow. Trained staff technicians on effective use of the MIS/GIS System, Well Adjustment Decision Tree, as well as data collection and importing procedures.

**Owner, Kyoto Plaza, Gardena, California.** Operated and maintained soil vapor extraction system at Kyoto Plaza. Collected air (vapor) samples and conducted evaluation of vacuum, influent/effluent data. Developed MS Access data repository, which included but were not limited to integration of historical vapor extraction data into a standardized relational database design. Responsible for data management and modeling.

**Southern California Gas Company, PAH Removal and Geotechnical Investigation, Hanford, California.** Supervised and managed the removal of PAH-impacted soil, including subsurface investigation, sampling, and recompaction of fill soil. Ensured and designed proper grading of site utilizing Autodesk's Survey.

**Home Savings of America, UST Removal and Upgrade, Irwindale, California.** Supervised the removal and replacement of underground storage tanks, clarifiers, and hydraulic lifts at the corporate headquarters of Home Savings of America in Irwindale, CA. Also, performed subsurface investigation and confirmation sampling to achieve closure within the required Los Angeles County and state regulations.

**Metropolitan Transportation Authority, Geotechnical Oversight for Red Line Segment 2 and 3, Los Angeles/Hollywood, California.** Geotechnical engineer responsible for subsurface investigation and construction monitoring of geological conditions via geological/geotechnical mapping at the tunnel face. Performed geotechnical engineering analysis of settlement data in cooperation with land survey teams and staff geologists/geotechs at the tunnel face during tunnel excavation along Hollywood and Vermont Boulevards. Performed laboratory testing and interpretation of soils, field observation, fill testing, geotechnical engineering analysis including slope stability analysis, utilization of AutoCAD for grading and drainage plans, hydrologic analysis, and geotechnical report preparation.

**California Department of Transportation (Caltrans), Advanced Public Transportation Systems Group, Los Angeles, California.** Provided computer mapping and analysis of traffic data via MapInfo GIS. Created maps using MapInfo in support of various transportation tasks and updated traffic data in the APTS data repository built in MS Access. Assisted in the project management of the Smart Traveler Kiosk Project and the I-110 Vanpool Support Program.

---

**EDUCATION**

MBA, Business Administration (emphasis in GIS), University of Redlands, California, 2001  
BS, Geography - Ecosystems & Environmental Engineering, University of California, Los Angeles, 1993

**PROFESSIONAL REGISTRATIONS/MEMBERSHIPS**

Certified Hazardous Materials Manager (CHMM), Master Level, National, No. 11546  
Registered Environmental Professional, No. 280438  
Registered Environmental Property Assessor, No. 642775  
Asbestos Inspector, California, IBFA-370-98  
Alliance of Hazardous Materials Professionals (AHMP)

**SPECIAL TRAINING**

OSHA 40-hour Hazardous Waste Operations Training  
OSHA 8-hour Hazardous Waste Operations Annual Refresher Training  
OSHA 8-hour Hazardous Waste Operations Site Supervisor Training  
GIS Management Certificate of Completion, ESRI International User Conference  
Environmental Modeling Using Spatial Analyst, Certificate of Completion, ESRI International User Conference  
Advanced ArcView Certificate of Completion, ESRI  
Database Development and Conversion, URISA Annual Conference and Exposition  
RACER (Remedial Action Cost Engineering & Requirements System)

---

## REFERENCES

### Reports, Plans, and Other Documents Reviewed:

Radius database report GeoSearch.com, July 31, 2018.

USGS – 7.5 Minute Topographic Quadrangle of *Riverside West, CA 1967 photo revised 1973*.

California Department of Conservation Division of Oil & Gas; Oil, Gas & Geothermal Fields in California Map.

Aerial photographs reviewed, ERIS: 1938, 1948, 1953, 1963, 1966, 1974, 1975, 1985, 1989, 1994, 2002, 2004, 2005, 2006, 2009, 2010, 2012, 2014 and 2016.

USEPA Radon Map for California, 1994.

California Geologic Survey Geologic Map of California, 1968.

Historical city directories were obtained from GeoSearch

Riverside Assessor's Office; Property owner information, site acreage, building square footage, parcel number, legal description and building age.

### Agencies Contacted:

City of Riverside

Building Department

Planning Department

Fire Department

Riverside County

Assessor

Environmental Health

State of California

California Environmental Protection Agency (Cal/EPA)

California Department of Toxic Substances Control (DTSC)

California Regional Water Quality Control Board (RWQCB)

**Persons interviewed:**

A number of sources were contacted during the preparation of this *Report*. The following individuals were interviewed, and state, county or local municipal departments consulted. Documentation applicable to the Subject Property in those departments was requested and reviewed when and where reasonably ascertainable, as detailed in ASTM E-1527-13. Individuals listed without phone numbers were contacted in person or by e-mail.

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT REFERENCES					
RESOURCE	ADDRESS	CONTACT	INFORMATION PROVIDED	PHONE OR WEB	DATE
Riverside County Assessor	4080 Lemon St, 1st Floor Riverside, CA 92501	N/A	Subject Property ownership & size information	<a href="http://www.asrc.lkrec.com">http://www.asrc.lkrec.com</a>	7/31/18
City of Riverside Community Development Department	3900 Main Street 3rd Floor Riverside, CA 92522	Public Counter	Code compliance & violations, Certificates of Occupancy and Zoning information	951-826-5371	7/31/18
City of Riverside Fire Department	3401 University Ave. Riverside, CA 92501	Public Counter	Fire history & code violations	951- 826-5321	7/31/18
Subject Property Owner	1451 Research Park Dr. Suite 200 Riverside, Ca 92507	Jim Guthrie	Subject property information	951-334-9003	7/31/18