



PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

PREPARED FOR:

HK SCHOOL LAW
P.O. BOX 784
CRESTLINE, CALIFORNIA 92325

PERFORMED AT:

UNDEVELOPED LAND
23151 PALOMAR STREET
WILDOMAR, CALIFORNIA 92595

SUBMITTED TO:

MR. RICHARD HANSBERGER

MARCH 27, 2014

All Appropriate Inquiries Environmental Corporation™

March 27, 2014

Mr. Richard Hansberger
HK School Law
P.O. Box 784
Crestline, California 92325

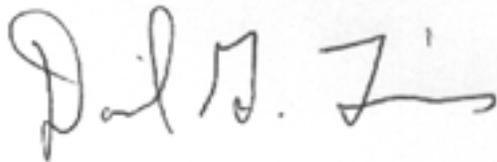
**SUBJECT: Report of Phase I Environmental Site Assessment
Undeveloped land
23151 Palomar Street
Wildomar, California 92595**

Dear Mr. Hansberger:

All Appropriate Inquiries (AAI) Environmental Corporation™ is pleased to submit this report of our Phase I Environmental Site Assessment for the undeveloped land located at 23151 Palomar Street in Wildomar, California 92595. Please refer to the Executive Summary of this report.

We appreciate your selection of AAI for this project and look forward to assisting you further on this and other projects. If you have any questions, please do not hesitate to contact us.

Sincerely,

A handwritten signature in black ink, appearing to read "D. G. Tims".

Daniel G. Tims, P.G.
B.S. Geology 1983
EPA-Compliant Environmental Professional (40 CFR Part 312)

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1 **EXECUTIVE SUMMARY**

All Appropriate Inquiries (AAI) Environmental Corporation™ was retained by HK School Law to perform a Phase I Environmental Site Assessment (ESA) Report for the undeveloped land located at 23151 Palomar Street, Wildomar, California 92595 (herein referred to as the subject site or subject property).

AAI's representative, Mr. Jeremy Russell, visited the subject site on March 4, 2014. Mr. Russell was unescorted during the site walkthrough. The subject property consisted of undeveloped land fronting on Palomar Street in a residential area of Wildomar, California. A pond and stream were observed near the southern portion of the property during the site visit. According to the Riverside County's Tax Assessor's Department and the City of Wildomar's Building Permit Department, a residential structure was located on the property from 1964 until approximately 2006. No evidence of any structures was observed on the property at the time of the site visit. The subject property parcel was approximately 9.7 acres in size.

The site walkthrough included a walk across and around the perimeter of the subject property. No buried drums, clarifiers, or boilers were observed at the subject property. No evidence of aboveground storage tanks (ASTs) or underground storage tanks (USTs) was observed or noted at the subject property.

[Appendix A - Site Vicinity Map](#)
[Appendix B - Site Aerial Map](#)
[Appendix C - Site Plan](#)
[Appendix D - Site Photographs](#)

The topography of the subject property was generally flat. Surrounding properties were of similar elevations to that of the subject property. The elevation of the subject property was approximately 1,215 feet above mean sea level (*Murrieta, California 7.5-Minute Quadrangle Map, United States Geological Survey (USGS), dated 1979*). The coordinates were Latitude 33.58395 and Longitude -117.2478. The Riverside County Assessor's Office parcel number assigned to the subject property was 380170020-1.

Based on review of historical building records, subject property consists of undeveloped land. Based on review of historical aerial photographs, topographic maps, and records obtained from the Riverside County Tax Assessor's Office and City of Wildomar's Building Permits Department, a residential structure and attached garage were located on the property from 1964 until approximately 2006. No evidence of any of these structures remained on the property at the time of the site visit.

AAI reviewed historic aerial photographs of the property from 1938 to 2013. Review of historic aerial photographs (1938) indicated that a small orchard area was located near

the center of the southwest boundary of the property, and diversion of water from the stream along the southern boundary of the property appeared to have created a water impoundment in this historical aerial. In addition, during review of the 1938 aerial, evidence of potential wildcat drilling wells were observed in the central area of the property in the form of several possible well pads and service roads. AAI contacted the California Oil, Gas, and Geothermal Resources (DOGGR) website to determine if any current or previous oil, gas or geothermal wells were located on the subject property. No wells were identified for the subject property from the website database. One dry abandoned oil well was located approximately 2 miles to the northeast of the subject property, Stuart No. 1, was drilled in 1954. AAI made multiple attempts to contact Ms. Kordelia Jenkins (Records assistant at DOGGR) for further information regarding database records for exploratory oil well drilling in the vicinity and the area of the subject property. At the time of the report, Ms. Jenkins had not replied to the request for information.

Review of the 2002 historic aerials identified that the northern portion of the property was used for parking of vehicles, a tent, and other temporary structure associated with construction and related activities for the church located adjacent to the northwest.

Further review of historic aerials identified possible outbuildings and parked trailers in the area now occupied by a pond from 2003 until 2009. The pond was dug on the property in approximately 2009.

AAI conducted a review of regulatory search information online and with a database prepared by NETROnline Environmental Database Network (NETROnline). A regulatory records search of this nature is based on information published by State and Federal regulatory agencies, and is used to evaluate if the subject property or nearby properties are listed as having a past or present record of actual or potential environmental impact. Please note that regulatory listings include only those facilities that are known to the regulatory agencies at the time of publication. AAI cannot guarantee the accuracy of the agencies' oversight work due to common errors, misinformation and improper assessments and closures. However, reviewing the offsite agency information through the database and directly through online database queries is the only practical approach to reviewing regulatory data on these offsite locations within a reasonable due diligence report budget and timeframe. The NETROnline report, March 11, 2014 is presented in Appendix E. The subject property was not listed on the database searched. None of the sites listed (within 1-mile radius) in the databases indicated a Recognized Environmental Condition (REC) for the subject property.

AAI has performed a Phase I ESA in general conformance with the scope and limitations of ASTM Practice E 1527-13 for the undeveloped land located at 23151 Palomar Street, Wildomar, California 92595. Any exceptions to, or deletions from, this

practice are described in Section 10 of this report. Based on the results of our review of an environmental and regulatory database search, review of regulatory agency records, and site reconnaissance, our findings and conclusions of this assessment are as follows:

- Based on the potential for arsenic and other pesticide contamination, the small orchard identified near the center of the southwest boundary of the property was considered to be a Recognized Environmental Condition (REC) at the subject property.
- Based on the potential for subsurface contamination the evidence of potential “wildcat” oil drilling in the central area of the property was considered to be a REC at the subject property.
- No conclusions are made regarding asbestos-containing materials or lead-based paint since these issues are not part of the ASTM standard.

AAI recommends that a Phase II Environmental Site Assessment be conducted at the subject property to determine if there is a significant environmental liability present at the subject property due to evidence of historic oil well drilling activities and a former orchard on the subject property.

2 INTRODUCTION AND LIMITATIONS

All Appropriate Inquiries (AAI) Environmental Corporation™ was retained by HK School Law to perform a Phase I Environmental Site Assessment (ESA) Report for the undeveloped land located at 23151 Palomar Street, Wildomar, California 92595 (herein referred to as the subject site or subject property).

The Phase I ESA Report has been prepared in general accordance with the American Society of Testing and Materials (ASTM) Standard E-1527-13. As specified in this standard, certain responsibilities lie with the "user" of the assessment. The "user" is defined as the party who intends to use the ASTM guidance to perform an assessment. The "user" is generally the purchaser, owner, lender, property manager, or potential tenant. Under the ASTM standard, it is the responsibility of the "user" to verify whether any environmental liens exist with regard to the subject property, and provide this information to the environmental professional preparing the assessment. Additionally, the "user" must make the professional aware of any specialized knowledge or experience that is material to Recognized Environmental Conditions (RECs) in connection with the subject property. Information provided in this regard is presented in the Records Review section of this report.

AAI's work was performed consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions. Information provided to AAI by client representatives and site contacts has been accepted in good faith and is assumed to be accurate. AAI's findings are based on observations and data collected at one point in time. Assessment results are based upon conditions and operations at the time of the site visit. A change in any of these factors may alter the findings and conclusions expressed by AAI.

It should be understood that a site walkthrough, by nature, is limited in its ability to fully assess potential environmental liabilities associated with any real estate transaction. Further investigation would be required to identify potential environmental liabilities, which may be present at the site, but were beyond the scope of this Phase I Environmental Assessment. State and federal laws and regulations referenced in this report are provided for information purpose and should not be construed as legal opinion or recommendation. Use and distribution of this document is limited to AAI's client and those parties identified for distribution by the client.

2.1 User Reliance

This report is the work product of AAI, which has been produced in accordance with a specific contract between AAI and its Client who is represented by the party to whom this report is addressed.

This report is the work product for the sole use and benefit of the contracting Client. It does not create any rights or benefits to parties other than the Client and AAI except such other rights as are specifically called for herein.

AAI consents to the release of this report to third parties at the discretion of the Client. However, any use of or reliance upon this information by a party other than the Client shall be solely at the risk of such third party and without legal recourse against AAI, its affiliates, associates, employees, officers, or directors, regardless of whether the action in which recovery of the damage is sought is based upon contract, tort (including the sole, concurrent or other negligence and strict liability of AAI), statute or otherwise. This report shall not be used or relied upon by a party, which does not agree to be bound by the above statement. This report is valid as of the date shown and AAI shall not be held responsible for subsequent changes in Physical/Chemical/Environmental conditions and/or legislation over which AAI has no control.

3 SITE DESCRIPTION

3.1 Location and Legal Description

The subject site was located at 23151 Palomar Street, Wildomar, California in Riverside County. The coordinates were Latitude 33.58395 and Longitude - 117.2478. The Riverside County Assessor's Office parcel number assigned to the subject property was 380170101-1. The legal description identified for the subject property was M/L IN POR PAR 8 RS 008/098.

[Appendix A - Site Vicinity Map](#)

[Appendix B - Site Aerial Map](#)

[Appendix C - Site Plan](#)

3.2 Site and Vicinity General Characteristics

The subject property consisted of a parcel of undeveloped land. AAI observed clearing and grading activities have occurred on the northern portion of the property. The subject property parcel was approximately 9.7 acres in size.

The vicinity of the subject property was an area of residential and institutional (church) development located on the western edge of Wildomar, California. The adjacent properties to the north, east and south were developed with residential properties. A church is located adjacent to the northwest portion of the property followed by residences. Storage buildings and a small orchard were observed

adjacent to the southwest portion of the subject property, followed by a residence.

Appendix C - Site Plan

3.3 Current Use of the Property

The subject property was undeveloped land at the time of the site visit.

3.4 Descriptions of Structures, Roads, other Improvements

The subject property consisted of undeveloped land fronting on Palomar Street in a residential area of Wildomar, California. A pond and stream were observed near the southern portion of the property during the site visit. According to the City of Wildomar's Building Permits Department, a residential structure was located on the property from 1964 until approximately 2006. AAI did not observe any evidence of structures on the property at the time of the site visit. The subject property parcel was approximately 9.7 acres in size. AAI observed that grading activities have occurred on the northern portion of the property.

An unpaved driveway connected to Palomar Street provided access to the subject property.

3.5 Current Uses of the Adjoining Properties

Adjacent property occupants are provided below:

- The adjacent sites to the north beyond Palomar Street were residences.
- The sites to the east were residences.
- The adjacent sites to the south were residences.
- The adjacent sites to the west were storage buildings and a church followed by residences.

4 USER PROVIDED INFORMATION

A Phase I ESA questionnaire pertaining to ownership, specialized knowledge and potential environmental liens was issued to and completed by Ms. Nancy Dufresne, the subject property owner representative.

Appendix F - Interview Documentation

4.1 Title Records

Ms. Dufresne indicated via the questionnaire that he was in possession of a Title Report. Ms. Dufresne did not request that a Title Report be included with this Phase I ESA report.

4.2 Environmental Liens or Activity and Use Limitations

Based on an interview, by the attached questionnaire, Ms. Dufresne did not indicate that there were any environmental liens or AULs on the subject property.

4.3 Specialized Knowledge

Based on an interview, by the attached questionnaire, Ms. Dufresne indicated that he has no specialized knowledge for the subject property.

4.4 Commonly Known or Reasonably Ascertainable Information

Based on an interview, by the attached questionnaire, Ms. Dufresne indicated no commonly known or reasonably ascertainable information was available.

4.5 Valuation Reduction for Environmental Issues

Based on an interview, by the attached questionnaire, Ms. Dufresne stated that the purchase price of the subject property was below the fair market value, due to a foreclosure.

4.6 Owner, Property Manager, and Occupant Information

Based on an interview, by the attached questionnaire, Ms. Dufresne stated that Palomar Office Center LLC owns the subject property.

4.7 Reason for Performing Phase I

Based on an interview, by the attached questionnaire, Ms. Dufresne indicated that the reason for performing this Phase I ESA report was a real estate transaction.

4.8 Other

No additional information was provided.

Appendix F - Interview Documentation

5 RECORDS REVIEW

5.1 Standard Environmental Record Sources (Regulatory Database Research)

AAI conducted a review of regulatory search information online and with a database prepared by NETROnline Environmental Database Network (NETROnline). A regulatory records search of this nature is based on information published by State and Federal regulatory agencies, and is used to evaluate if the subject property or nearby properties are listed as having a past or present record of actual or potential environmental impact. Please note that regulatory listings include only those facilities that are known to the regulatory agencies at the time of publication. AAI cannot guarantee the accuracy of the agencies' oversight work due to common errors, misinformation and improper assessments and closures. However, reviewing the offsite agency information through the database and directly through online database queries is the only practical approach to reviewing regulatory data on these offsite locations within a reasonable due diligence report budget and timeframe. The NETROnline report, dated March 11, 2014 is presented in Appendix E.

Appendix E – Regulatory Database

A review was conducted of all the sites listed in the database and analyzed based on regulatory status, hydraulic gradient direction and risk of potential significant environmental impact to the subject property. The subject property was not listed with the databases searched by NETROnline. The nearby sites of interest are discussed below. The other sites that are not discussed below were reviewed and none were considered to be a Recognized Environmental Condition (REC) for the subject property.

Inland Valley Regional Medical Center
Inland Valley Drive

0.8 mile northeast

This site was listed on the California Leaking Underground Storage Tank (LUST) database as having a diesel release occur from an underground storage tank (UST). According to the database, the cleanup status was identified as closed. No further information regarding the release was provided in the database report. According to the California State Water Resources Control Board online GeoTracker database, the release was discovered September 7, 2000 during removal of a 20,000-gallon diesel UST. Potential contaminants of concern were identified as diesel. Contaminated soils were removed from the site, and five monitoring wells were installed. Groundwater monitoring continued at the site until 2003. The California Regional Water Quality Control Board issued a letter indicating no further action was required for the site on October 13, 2006. Based on distance, and regulatory status of the LUST case (closed), this property was not considered to be a REC at the subject property.

5.2 Regulatory Agency Record Sources

AAI consulted database records of the California Environmental Protection Agency (CEPA) Geotracker website and the Wildomar Fire Department (Fire Department) for available records pertaining to USTs, site investigations, and site cleanups. No records were on file for the subject property with the CEPA and the Fire Department. AAI contacted the California Department of Water Resources to obtain information regarding groundwater in the area of the subject property.

AAI contacted the Riverside County Environmental Health Department for available records concerning the subject property. According to Mr. Matt Rhia, Riverside Area Land Use/Water Supervisor, the health department did not identify any records of the property in their files.

5.3 Physical Setting Source(s)

5.3.1 Regional Geology

The region is located in the northern part of the Peninsular Ranges Province and is underlain by Cretaceous and older basement rocks. This part of the Peninsular Ranges Province is divided into the Perris block, located west of the San Jacinto fault and the San Jacinto Mountains block to the east. The northwest quarter of the quadrangle is crossed diagonally

by the San Jacinto fault zone, an important active major fault of the San Andreas fault system. The San Jacinto fault zone consist of a main trace and multiple discontinuous breaks. The main trace forms a dissected, west-facing fault scarp above the valley floor. A vaguely located fault in granitic rocks parallel to and west of the San Jacinto fault zone does not appear to cut Pleistocene age alluvial deposits.

On the northern side of the San Jacinto fault zone is a thick section of Pliocene and Pleistocene continental sedimentary rocks, the upper part of the San Timoteo beds of Frick (1921). The area underlain by these rocks is termed the San Timoteo Badlands. Most of these beds consist of coarse-grained sandstone, conglomeratic sandstone, and conglomerate. All the clasts within these beds were derived from Transverse Ranges basement rocks that are located to the north of the quadrangle. The San Timoteo beds have been deformed into a broad anticlinal structure produced by the sedimentary beds being compressed as they are translated around a restraining bend in the San Jacinto fault north of the El Casco quadrangle. A curving, diachronous fault produced by this compression is located in the western part of the badlands just east of the San Jacinto fault zone.

The area west of the San Jacinto fault zone is underlain by plutonic rocks of the Cretaceous-age Peninsular Ranges batholith with a few small included pendants of schist and gneiss of probable Paleozoic age. Most of the plutonic rocks are of tonalite composition and are mainly biotite-hornblende tonalite. In the northwestern part of the quadrangle is the eastern part of the Box Springs granitic complex, a basinal-shaped complex that appears to be the distal part of a diapiric-shaped complex.

Most of the alluviated area west of the San Jacinto fault zone consists of Pleistocene age fluvial deposits. Most of these deposits have a degraded upper surface. The upper surface of these deposits are preserved in some places near the contact with granitic rocks. The upper part of these deposits form the Palomar surface of Woodford and others (1971). Holocene age alluvial fans emanate from the San Timoteo Badlands.

5.3.2 Site Geology

The topography of the subject property was relatively flat. Surrounding properties were of similar elevation to that of the subject property. The elevation of the subject property was approximately 1,210 feet above mean sea level (*Murrieta, California 7.5-Minute Quadrangle Map, United States Geological Survey (USGS), dated 1979*). The

coordinates were Latitude 33.58395 and Longitude -117.2478. No detailed descriptions of the soils were available for the subject property.

5.3.3 Hydrogeology

No groundwater supply or monitoring wells were noted or observed on the subject property. AAI identified the stream crossing the southern portion of the property as Murrieta Creek.

According to the Riverside County Department of the Environmental Health, no wells were located on the subject property. According to the California Department of Water Resources, the groundwater table for perched water in the area of the subject property is approximately 20-40 feet below ground surface.

In areas underlain by recent alluvium, shallow groundwater flow typically mimics surface topography. Groundwater in the vicinity of the subject property is expected to flow southeast along Murrieta Creek.

5.4 **Historical Use Information on the Property and Adjoining Properties**

5.4.1 Oil and Gas Map

AAI contacted the California Oil, Gas, and Geothermal Resources (DOGGR) website to determine if any current or previous oil, gas or geothermal wells were located on the subject property. No wells were identified for the subject property from the website database. One dry abandoned oil well was located approximately 2 miles to the northeast of the subject property, Stuart No. 1, was drilled in 1954.

Review of historic aerial photographs (1938) appeared to indicate the diversion of water from the stream along the southern boundary of the property, which had created a water impoundment.

During review of a historic aerial photograph (1938), evidence of potential wildcat drilling wells was observed in the central area of the property. According to California Department of Conservation, Division of Oil, Gas, & Geothermal Resources, no specific well records were identified for the subject property. AAI made multiple attempts to contact Ms. Kordelia Jenkins (Records assistant at DOGGR) for further information regarding database records for exploratory oil well drilling in the vicinity and the area of the subject property. At the time of the report, Ms. Jenkins had not replied to the request for information.

5.4.2 Historical Topographic Maps

United States Geological Survey (USGS) *Murrieta, California* 7.5-Minute Quadrangle topographic maps (1901, 1905, 1909, 1913, 1924, 1936, 1941, 1943, 1948, 1955, 1962, 1971, 1975, 1979 and 1986) were reviewed for this environmental site assessment. The 1901 through 1948 topographic maps depict the San Bernardino railroad line as extending along the south boundary of the subject property. The 1975, 1979, and 1986 topographic maps depict a residential type structure and outbuilding as present on the subject property. The earlier topographic maps depict the property as undeveloped land. No environmental conditions were noted in the review of the topographic maps

5.4.3 Sanborn Fire Insurance Map Research

AAI reviewed digital Sanborn Fire Insurance Maps (Sanborn Maps) for the provided by the Seattle Public Library (SPL). No Sanborn Maps were available for the subject property.

5.4.4 City Directories Research

No historical city directories were available for the subject property.

5.4.5 Aerial Photograph Research

Available aerial photographs for the subject property and vicinity were obtained from Google Earth and Historic Aerials. The following table summarizes the observations from these photographs:

	Photograph Reference	Observations
1.	2013 Scale: not provided Google Earth	The subject property appeared to consist of a parcel of undeveloped land with a stream crossing its southern portion. A dry pond appeared to be located near the center of the southeast boundary of the property. The adjacent sites appeared developed for commercial and residential use. A road appears to extend from the adjacent northwest-central commercial

	Photograph Reference	Observations
		property in the area north of the stream. A small orchard appeared to be located adjacent to the southwest corner of the property.
2.	2011 Scale: not provided Google Earth	Clearing and grading activities appeared to have occurred on the central portion of the property. The pond contained water. No other significant changes were apparent from the 2013 aerial photo.
3.	2009 Scale: not provided Google Earth	Clearing and grading activities appeared to have occurred on the northern and central portion of the property. Potential erosion control materials appeared to be located to the northwest of the pond. A building pad appeared to be developed on the northern portion of the property. No other significant changes were apparent from the 2011 aerial photo.
4.	2006 Scale: not provided Google Earth	A residential structure with outbuildings appeared on the central portion of the property. A number of outbuildings and possible storage trailers, and a possible asphalt surface appeared to be located at the area now occupied by a pond. No other significant changes were apparent from the 2009 aerial photo.
5.	2005 Scale: not provided Historic Aerials	A residential structure with outbuildings appeared on the central portion of the property. A number of outbuildings and possible storage trailers, and a possible asphalt surface appeared to be located at the area now occupied by a pond. No other significant changes were apparent from the 2005 aerial photo.
2.	2004	A residential structure and

	Photograph Reference	Observations
	Scale: not provided Google Earth	outbuildings appeared to be located near the center of the subject property. The orchard was not apparent to the southwest. No other significant changes were apparent from the 2005 aerial photo.
	2002 Scale: not provided Google Earth	A residential structure and outbuildings appeared to be located near the center of the subject property. A soil pile appeared near the northwest center boundary of the property. Parked vehicles, a tent and other possible temporary structures associated with adjacent church construction activities appeared to be located on the northern portion of the property. Construction activities for a church appeared to be occurring adjacent to the northwest corner of the property. Residences appeared to the northeast and east of the property. No other significant changes were apparent from the 2004 aerial photo.
3.	1994 Scale: not provided Google Earth	A residential structure and two outbuildings appeared to be located near the center of the property. No significant changes were apparent from the 2002 aerial photo.
4.	1982 Scale: not provided Historic Aerials	A residential structure and two outbuildings appeared to be located near the center of the property. No significant changes were apparent from the 1998 aerial photo.
5.	1967 Scale: not provided Historic Aerials	A residential structure and two outbuildings appeared to be located near the center of the property. No significant changes were apparent from the 1982 aerial photo.
6.	1938	A small orchard appeared to be

	Photograph Reference	Observations
	Scale: not provided Historic Aerials	located near the center of the southeast boundary of the property. Additionally, evidence of "wildcat" oil well drilling appeared to be present in the central area of the property. Residential structures and outbuildings appeared to be located to the northwest and southeast. Palomar Street appeared to be located to the northeast.

Based on the potential for arsenic and pesticide contamination, the presence of the orchard on the property was considered to be a REC at the subject property.

Based on the potential for subsurface contamination, the evidence of oil well "wildcat" drilling activities was considered to be a REC at the subject property.

5.4.6 Building Records Research

According to the Riverside County Tax Assessor's Office, a single story residential structure was constructed on the property in 1964.

The Riverside County Building permit records database identified the following permits for the subject property:

Date	Permit	Description
1/04/2006	BGR010374	Permit for rough grading, extension
9/13/2004	BGR11652	Permit for rough grading, revised
4/19/2001	BGR11652	Permit for rough grading
1964	BZ115794	Carport Construction
NA	BZ91265	Dwelling and Attached Garage

Additionally, the Riverside County building records database provided information regarding the description for planned construction in 2006 of a two-story structure. According to the database, no building permits were issued for the construction.

5.5 Previous Environmental Reports

AAI was not provided with any previous environmental reports.

6 SITE RECONNAISSANCE

6.1 Methodology and Limiting Conditions

AAI's work was performed consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions. Information provided to AAI by client representatives and site contacts has been accepted in good faith and is assumed to be accurate. AAI's findings are based on observations and data collected at one point in time. Assessment results are based upon conditions and operations at the time of the site visit. A change in any of these factors may alter the findings and conclusions expressed by AAI.

It should be understood that a site walkthrough, by nature, is limited in its ability to fully assess potential environmental liabilities associated with any real estate transaction. Further investigation would be required to identify potential environmental liabilities, which may be present at the site, but were beyond the scope of this Phase I Environmental Assessment. State and federal laws and regulations referenced in this report are provided for information purpose and should not be construed as legal opinion or recommendation. Use and distribution of this document is limited to AAI's client and those parties identified for distribution by the client.

6.2 General Site Setting

AAI's representative, Mr. Jeremy Russell, visited the subject site on March 4, 2014. Mr. Russell was unescorted during the site walkthrough. The subject property consisted of undeveloped land fronting on Palomar Street in a residential area of Wildomar, California. A pond and stream were observed near the southern portion of the property during the site visit. According to the Riverside County Tax Assessor records, and the City of Wildomar's Building Permits Department, a residential structure was located on the property from 1964 until approximately 2006. No evidence of any structures was observed on the property at the time of the site visit. AAI observed a pond located near the south central portion of the property and a stream crossing the southern portion of the property. The subject property parcel was approximately 9.7 acres in size.

The site walkthrough included a walk across and around the perimeter of the subject property. No buried drums, clarifiers, or boilers were observed at the subject property. No evidence of aboveground storage tanks (ASTs) or underground storage tanks (USTs) was observed or noted at the subject property.

Appendix A - Site Vicinity Map
Appendix B - Site Aerial Map
Appendix C - Site Plan
Appendix D - Site Photographs

6.3 Site Walkthrough

6.3.1 Hazardous Materials and Waste Management

No hazardous materials and/or waste were noted for the subject property.

6.3.2 Wastewater Discharges

No evidence of wastewater discharges was observed or noted in association with the subject property.

6.3.3 Air Emissions

No regulated air emissions were observed or noted for the subject property.

6.3.4 Polychlorinated Biphenyls (PCBs)

No machine shops were noted for the subject property. No old transformers or underground hoists were observed or noted at the subject property. New transformers located on or near the property will be newer dry transformers. Old fluid-filled transformers have typically all been replaced for many years and it is highly unusual to find these types of transformers, unless it is a site that has been long ago abandoned. AAI did not observe any leaking transformers at the subject property.

6.3.5 Pesticides

No commercial storage or use of pesticides was observed or noted at the subject property.

6.3.6 Dry Cleaners

No dry cleaners were observed or noted in the records at or adjacent to the subject property.

6.3.7 Landfills

No landfills were observed or noted in the records at or adjacent to the subject property.

6.3.8 Above- and Underground Storage Tanks

No evidence of aboveground storage tanks (ASTs) and/or USTs was observed or noted at the subject property. No underground storage tanks are registered for the subject property.

6.3.9 Clarifiers or Sumps

No clarifiers, oil/water separators, or sumps or other similar items were observed or noted at the subject property.

6.3.10 Vapor Intrusion

No evidence was found or observed that would indicate a significant risk for vapor intrusion at the subject property.

7 INTERVIEWS

7.1 Interview with Owner

The owner was not available for interview at the time of the site visit. The City of Wildomar Online Permit Center, the owner was identified as Palomar Office Center, LLC.

Appendix F - Interview Documentation

7.2 Interview with Site Manager

No site manager was available for interview.

7.3 Interview with Occupants

No occupants were available for interview.

7.4 Interviews with Local Governmental Officials

AAI conducted a regulatory agency search with the CEPA Geotracker website, California Department of Conservation (Division of Oil, Gas, and Geothermal Resources), the City of Wildomar Fire Department, and the Riverside County Environmental Health Department. AAI contacted the California Department of Water Resources to obtain information regarding groundwater in the area of the subject property. The regulatory agency records research is discussed further in Sections 5.2, 5.3.3 and 5.4.1.

7.5 Interviews with Others

No others were interviewed regarding the subject property.

8 **CONCLUSIONS**

AAI has performed a Phase I ESA in general conformance with the scope and limitations of ASTM Practice E 1527-13 for the undeveloped land located at 23151 Palomar Street, Wildomar, California 92595. Any exceptions to, or deletions from, this practice are described in Section 10 of this report. Based on the results of our review of an environmental and regulatory database search, review of regulatory agency records, and site reconnaissance, our findings and conclusions of this assessment are as follows:

- Based on the potential for arsenic and other pesticide contamination, the small orchard identified near the center of the southwest boundary of the property was considered to be a Recognized Environmental Condition (REC) at the subject property.
- Based on the potential for subsurface contamination the evidence of potential “wildcat” oil drilling in the central area of the property was considered to be a REC at the subject property.
- No conclusions are made regarding asbestos-containing materials or lead-based paint since these issues are not part of the ASTM standard.

9 RECOMMENDATIONS

AAI recommends that a Phase II Environmental Site Assessment be conducted at the subject property to determine if there is a significant environmental liability present at the subject property due to evidence of historic oil well drilling activities and a former orchard on the subject property.

10 DEVIATIONS

This report adhered to ASTM Standard E-1527-13 and did not deviate from the standard, with the exception of the following:

- No significant data gaps were encountered during the course of this assessment.

The scope of this investigation was intended to provide selected environmental information in accordance with a scope of work contracted for by the Client/Owner.

The scope of work was not intended to be comprehensive, identify all potential concerns, or eliminate the possibility of the site having some degree of environmental problem. No degree of assessment can ascertain that a site is completely free of hazardous substances: some regulatory and other pertinent data may be lacking which is critical in completing a full environmental profile of the Property. The report was compiled based partially on information from outside sources and other information, which is in the public domain. AAI makes no warranty as to the accuracy of the statements made by others which are contained in this report, nor are any other warranties or guarantees, expressed or implied, included or intended in the report with respect to information supplied by outside sources or conclusions or recommendations substantially based on information supplied by outside sources.

AAI's investigation, within the framework of the contractual scope of work, was performed using the degree of care and skill ordinarily exercised, under similar circumstances by reputable environmental specialists in this or similar localities. The report represents AAI's best professional judgment. Since the facts forming the basis for the report are subject to professional interpretation, differing conclusions could be reached. None of the work performed hereunder shall constitute or be represented as a legal opinion of any kind or nature.

This report is issued with the understanding that it is the responsibility of the owner, or his representative, to ensure proper/legal disclosures to public, private and regulatory entities. The interpretations and recommendations of this report are based on the data collected and AAI's present working knowledge of environmental site assessments. As such, this report is valid as of the date shown and AAI cannot be responsible for subsequent changes in physical/chemical/environmental conditions and/or legislation over which AAI has no control.

11 ADDITIONAL SERVICES

AAI was not contracted to make conclusions in regard to archaeological, cultural, endangered species, asbestos, radon, wetland delineation, floodplain analysis, mold or lead-based paint. These issues are not part of the ASTM standard and were not included in the contracted scope of work.

12 REFERENCES

American Society of Testing & Materials Standard E-1527-13, Environmental Site Assessments: Phase I Environmental Site Assessment Process (December 31, 2013).

California Environmental Protection Agency, Division of Oil, Gas and Geothermal Resources. www.conservation.ca.gov/dog/pages. Accessed March 10, 2014.

California Environmental Protection Agency, State Water Resources Control Board (SWRCB) GeoTracker website, geotracker.waterboards.ca.gov. Accessed March 10, 2014.

Morton, Douglas M., and Matti, Jonathan C. , 2001, Geologic Map of the Sunnymead 7.5' Quadrangle, Riverside County, California: U.S. Geological Survey Open-File Report 01-450, U.S. Geological Survey, Menlo Park, California.

NETROnline, NETROnline Environmental Database Radius Report, HKSchoolLaw.PO1 – 23151 Palomar Street, Wildomar, California 92595 (March 11, 2014).

United States Environmental Protection Agency, Enviromapper website. www.epa.gov/emefdata/em4ef.home. Accessed March 10, 2014.

United States Geological Survey, Murrieta, California 7.5-Minute Quadrangle Map (1979).

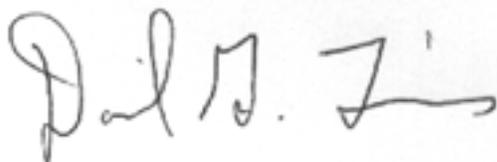
13 CERTIFICATION

Report by:



Carol Mears
B.S. Biology, 1990
EPA-Compliant Environmental Professional (40 CFR Part 312)

Supervised, reviewed, edited and approved by:



Daniel G. Tims, P.G.
B.S. Geology, 1983
EPA-Compliant Environmental Professional (40 CFR Part 312)

14 **QUALIFICATIONS**

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

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 general conformance with the standards and practices set forth in 40 CFR Part 312.

Appendix F – Statement of Qualifications

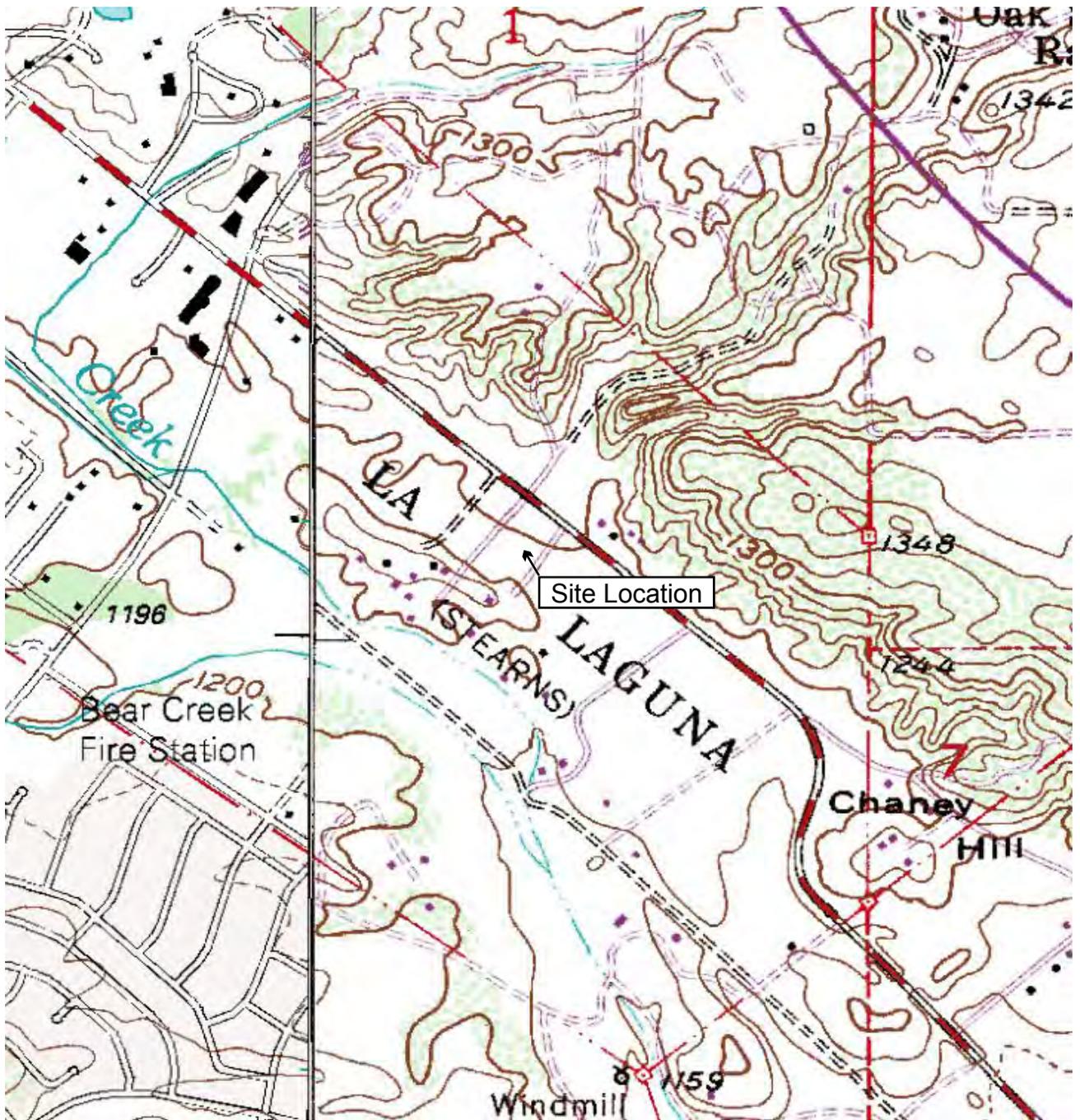


APPENDIX A

SITE VICINITY MAP

3030 River Road
Ashland City, TN 37015
www.aaienvcorp.com

Phone: 888-221-0297
Fax: 866-255-1622
info@aaienvcorp.com



United States Geological Survey Topo Murrieta, CA 1979

1:24000



Site Coordinates:

Latitude 33.58395

Longitude -117.2478

SITE ADDRESS	FIGURE	BY
<p>Undeveloped Land 23151 Palomar Street Wildomar, California 92595</p>	<p>Site Vicinity Map</p>	<p>AAI ENVIRONMENTAL CORPORATION 3030 River Road Ashland City, TN 37015</p>
		<p>Drawing by CM March 2014</p>



APPENDIX B

SITE AERIAL MAP

3030 River Road
Ashland City, TN 37015
www.aaienvcorp.com

Phone: 888-221-0297
Fax: 866-255-1622
info@aaienvcorp.com



Site Location



Aerial Photograph 2012 MyTopo.com

Site Coordinates:
 Latitude 33.58395
 Longitude -117.2478

SITE ADDRESS	FIGURE	BY
Undeveloped Land 23151 Palomar Street Wildomar, California 92595	Site Vicinity Aerial Map	AAI ENVIRONMENTAL CORPORATION 3030 River Road Ashland City, TN 37015 <small>Drawing by CM March 2014</small>



APPENDIX C

SITE PLAN

3030 River Road
Ashland City, TN 37015
www.aaienvcorp.com

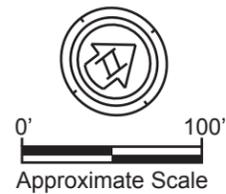
Phone: 888-221-0297
Fax: 866-255-1622
info@aaienvcorp.com



United States Geological Survey

LEGEND

- Approximate Boundary of Subject Property - - - - -
- Approximate area of possible former oil well drilling activities (1938 aerial photo) - - - - -



SITE ADDRESS

Undeveloped Land
 23151 Palomar Street
 Wildomar, California 92595

FIGURE

Site Aerial Plan

AAI ENVIRONMENTAL CORPORATION
 3030 River Road
 Ashland City, TN 37015



APPENDIX D

PHOTOGRAPHS

3030 River Road
Ashland City, TN 37015
www.aaienvcorp.com

Phone: 888-221-0297
Fax: 866-255-1622
info@aaienvcorp.com



Photo 1 – View looking south from the northern portion of the subject property.



Photo 2 – View looking north at Palomar Street followed by residential developments located north of the subject property.

**AAI Environmental
Corporation**
3030 River Road
Ashland City, TN 37015



Photo 3 - View looking north at the residential property north of the subject property.



Photo 4 – View looking north at the residential property located northeast of the subject property.

**AAI Environmental
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3030 River Road
Ashland City, TN 37015



Photo 5 - View looking east at residential property adjacent east of the subject property.



Photo 6 - View looking east of residential property adjacent east of the subject property.

**AAI Environmental
Corporation**
3030 River Road
Ashland City, TN 37015



Photo 7 – View looking east of the southeastern area of the subject property.



Photo 8 - View looking south of undeveloped area along southern boundary of the subject property.

**AAI Environmental
Corporation**
3030 River Road
Ashland City, TN 37015



Photo 9 - View of storage buildings and recreation area west of the subject property.



Photo 10 - View of church adjacent west of the subject property.

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Corporation**
3030 River Road
Ashland City, TN 37015



Photo 11 - View looking from the southwest corner of the subject property, north along western boundary.



Photo 12 – View of small park and orchard adjacent to the southwestern portion of the subject property.

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Corporation**
3030 River Road
Ashland City, TN 37015



Photo 13 – View looking toward the western portion of the central area of the subject property.



Photo 14 – View looking south of the central area of the subject property.

**AAI Environmental
Corporation**
3030 River Road
Ashland City, TN 37015



Photo 15 - View of pond located on the west central portion of the subject property.



Photo 16 - View of the creek located on the southern portion of the subject property.

**AAI Environmental
Corporation**
3030 River Road
Ashland City, TN 37015



Photo 17 - View looking eastward along creek on southern portion of the subject property



Photo 18 - View looking north of the southern portion of the subject property.

**AAI Environmental
Corporation**
3030 River Road
Ashland City, TN 37015



Photo 19 - View of irrigation controls for the southern area of the subject property.



Photo 20 - View of wood pile on the southeastern area of the subject property.

**AAI Environmental
Corporation**
3030 River Road
Ashland City, TN 37015



APPENDIX E

REGULATORY DATABASE

3030 River Road
Ashland City, TN 37015
www.aaienvcorp.com

Phone: 888-221-0297
Fax: 866-255-1622
info@aaienvcorp.com

Undeveloped Land

23151 PALOMAR STREET, WILDOMAR, CA

Prepared for: AAI Environmental Corporation, Inc.

Ref: HKSchoolLaw.PO1

Tuesday, March 11, 2014

Environmental Radius Report



2055 E. Rio Salado Pkwy
Tempe, AZ 85381
480-967-6752

Summary

Aerial Views

2005, 1982, 1978, 1967, 1938

Flood Zones Hazard Map

Federal Emergency Management Agency (FEMA)

National Wetlands Map

Fish & Wildlife Service (FWS)

National Priorities List (NPL)

CERCLIS List

CERCLIS NFRAP

RCRA CORRACTS Facilities

RCRA non-CORRACTS TSD Facilities

Federal Institutional Control / Engineering Control Registry

Emergency Response Notification System (ERNS)

US Toxic Release Inventory

US RCRA Generators (CESQG, SQG, LQG)

US ACRES (Brownfields)

US NPDES

CA Registered Underground Storage Tanks

CA Leaking Underground Storage Tanks

CA CERCLIS Equivalent

CA NPL Equivalent

CA Hazardous Waste Sites

CA Activity Use Restrictions

CA Spills, Leaks, Investigations, and Cleanups

CA Solid Waste Landfills

CA Oil and Gas Wells

CA Voluntary Cleanup Sites

	< 1/4	1/4 - 1/2	1/2 - 1
			2
			1
			1
			1

Aerial Views



2005



1982



1978



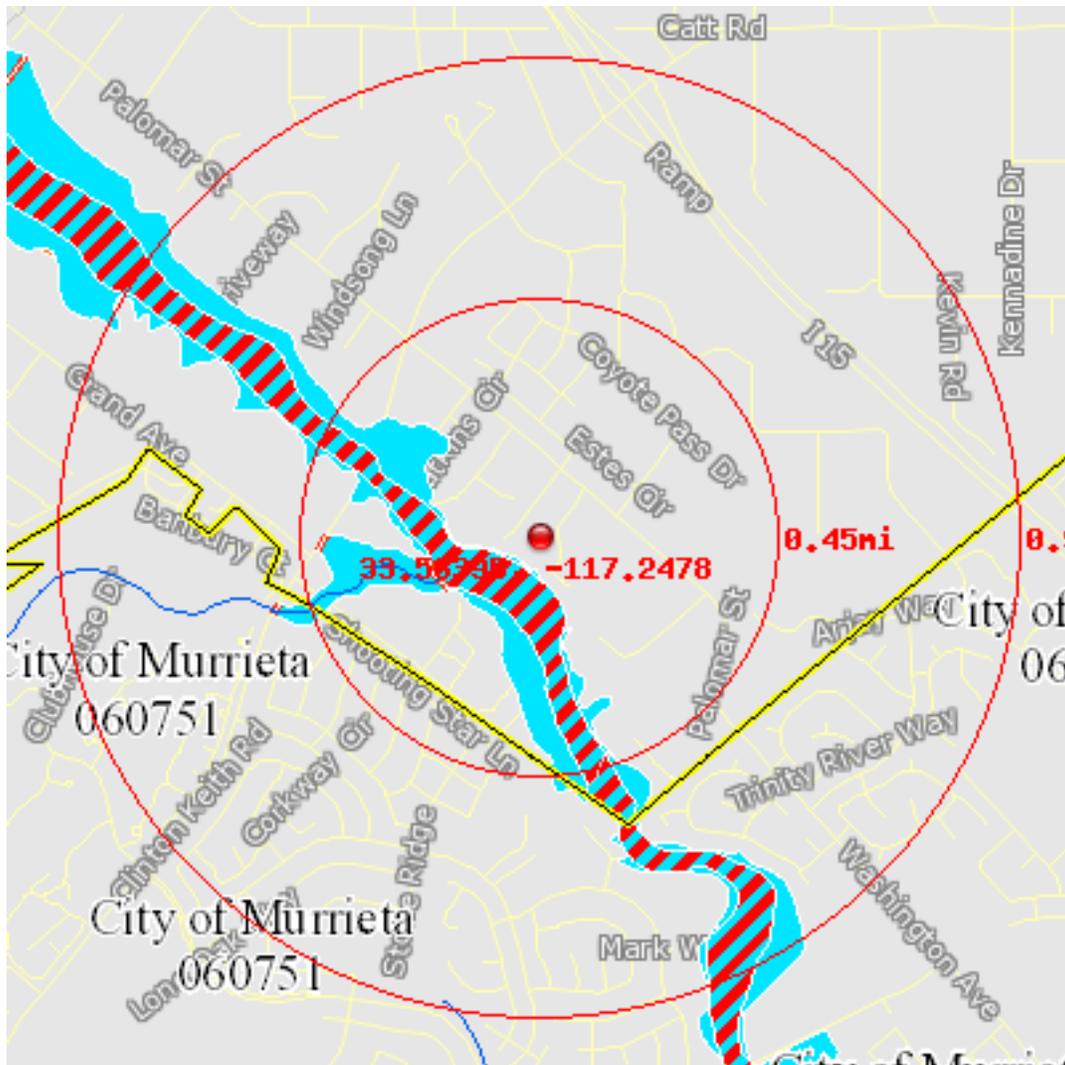
1967

Aerial Views



1938

Flood Hazard Zones Map



-  Area of Undetermined Flood Hazard
-  0.2% Annual Chance Flood Hazard
-  Future Conditions 1% Annual Chance Flood Hazard
-  1% Annual Chance Flood Hazard
-  Regulatory Floodway
-  Special Floodway
-  Area with Reduced Risk Due to Levee

National Wetlands Map

This database returned no results for your area.

The National Wetlands are areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. The National Wetlands (NWI) was established by the US Fish and Wildlife Service (FWS) to conduct a nationwide inventory of U.S. wetlands to provide biologists and others with information on the distribution and type of wetlands to aid in conservation efforts. To do this, the NWI developed a wetland classification system (Cowardin et al. 1979) that is now the official FWS wetland classification system and the Federal standard for wetland classification (adopted by the Federal Geographic Data Committee on July 29, 1996: 61 Federal Register 39465).

National Priorities List (NPL)

This database returned no results for your area.

The Superfund Program, administered under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) is an EPA Program to locate, investigate, and clean up the worst hazardous waste sites throughout the United States. The NPL (National Priorities List) is the list of national priorities among the known releases or threatened releases of hazardous substances, pollutants, or contaminants throughout the United States and its territories. The NPL is intended primarily to guide the EPA in determining which sites warrant further investigation. The boundaries of an NPL site are not tied to the boundaries of the property on which a facility is located. The release may be contained within a single property's boundaries or may extend across property boundaries onto other properties. The boundaries can, and often do change as further information on the extent and degree of contamination is obtained.

CERCLIS List

This database returned no results for your area.

The United States Environmental Protection Agency (EPA) investigates known or suspected uncontrolled or abandoned hazardous substance facilities under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). EPA maintains a comprehensive list of these facilities in a database known as the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS). These sites have either been investigated or are currently under investigation by the EPA for release or threatened release of hazardous substances. Once a site is placed in CERCLIS, it may be subjected to several levels of review and evaluation and ultimately placed on the National Priority List (NPL).

CERCLIS sites designated as "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund Action or NPL consideration.

CERCLIS NFRAP

This database returned no results for your area.

As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" NFRAP have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the site being placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. EPA has removed these NFRAP sites from CERCLIS to lift unintended barriers to the redevelopment of these properties. This policy change is part of EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens promote economic redevelopment of unproductive urban sites.

RCRA CORRACTS Facilities

This database returned no results for your area.

The United States Environmental Protection Agency (EPA) regulates hazardous waste under the Resource Conservation and Recovery Act (RCRA). The EPA maintains the Corrective Action Report (CORRACTS) database of Resource Conservation and Recovery Act (RCRA) facilities that are undergoing "corrective action." A "corrective action order" is issued pursuant to RCRA Section 3008(h) when there has been a release of hazardous waste or constituents into the environment from a RCRA facility. Corrective actions may be required beyond the facility's boundary and can be required regardless of when the release occurred, even if it predated RCRA.

RCRA non-CORRACTS TSD Facilities

This database returned no results for your area.

The United States Environmental Protection Agency (EPA) regulates hazardous waste under the Resource Conservation and Recovery Act (RCRA). The EPA's RCRA Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities that report generation, storage, transportation, treatment, or disposal of hazardous waste. RCRA Permitted Treatment, Storage, Disposal Facilities (RCRA-TSD) are facilities which treat, store and/or dispose of hazardous waste.

Federal Institutional Control / Engineering Control Registry

This database returned no results for your area.

Federal Institutional Control / Engineering Control Registry

Emergency Response Notification System (ERNS)

This database returned no results for your area.

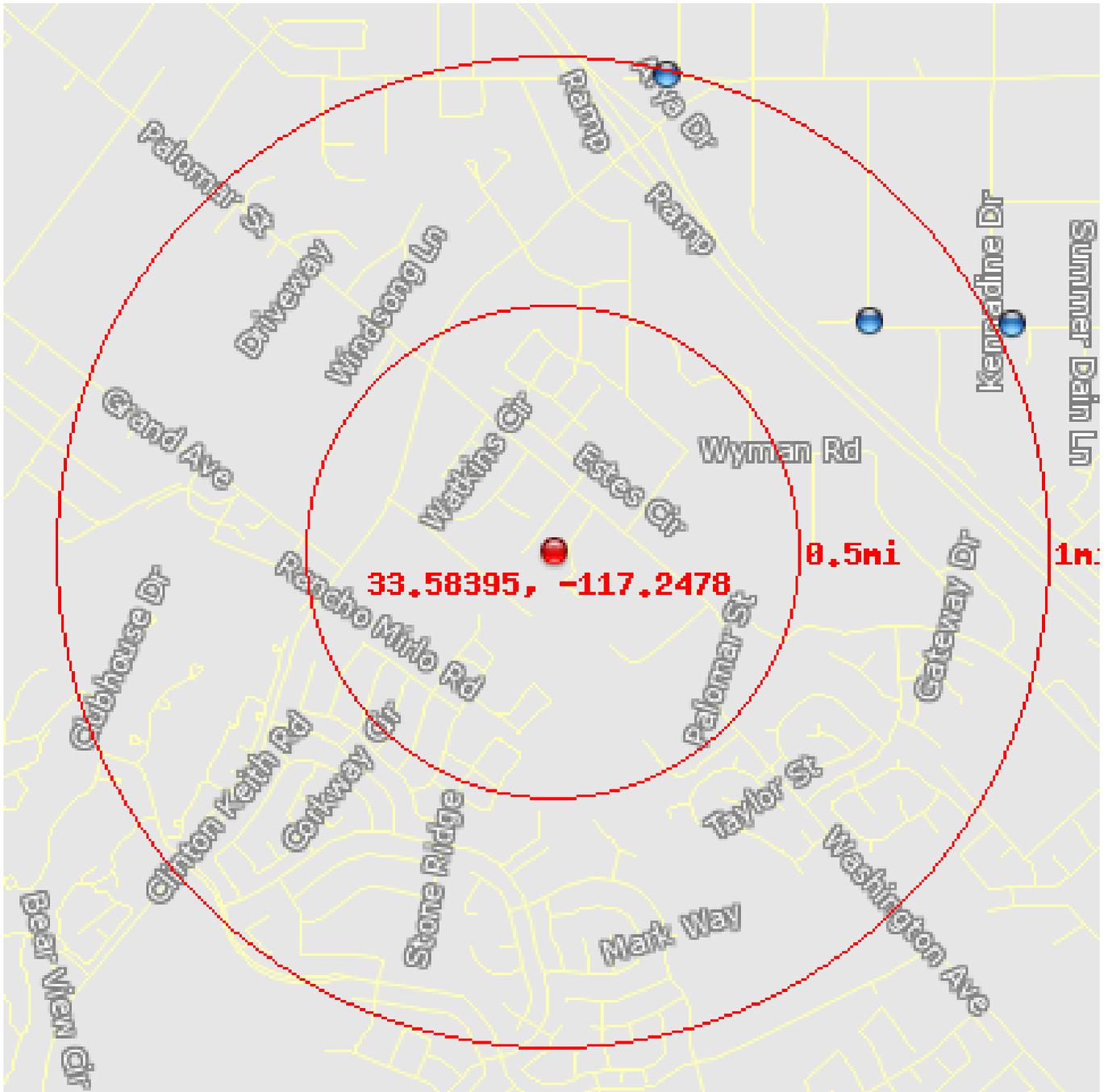
The Emergency Response Notification System (ERNS) is a national computer database used to store information on unauthorized releases of oil and hazardous substances. The program is a cooperative effort of the Environmental Protection Agency, the Department of Transportation Research and Special Program Administration's John Volpe National Transportation System Center and the National Response Center. There are primarily five Federal statutes that require release reporting: the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) section 103; the Superfund Amendments and Reauthorization Act(SARA) Title III Section 304; the Clean Water Act of 1972(CWA) section 311(b)(3); and the Hazardous Material Transportation Act of 1974(HMTA section 1808(b).

US Toxic Release Inventory

This database returned no results for your area.

The Toxics Release Inventory (TRI) is a publicly available EPA database that contains information on toxic chemical releases and other waste management activities reported annually by certain covered industry groups as well as federal facilities. TRI reporters for all reporting years are provided in the file.

US RCRA Generators (CESQG, SQG, LQG)



This database returned 2 results for your area.

The United States Environmental Protection Agency (EPA) regulates hazardous waste under the Resource Conservation and Recovery Act (RCRA). EPA maintains a database of facilities, which generate hazardous waste or treat, store, and/or dispose of hazardous wastes.

Conditionally Exempt Small Quantity Generators (CESQG) generate 100 kilograms or less per month of hazardous waste, or 1 kilogram or less per month of acutely hazardous waste.

Small Quantity Generators (SQG) generate more than 100 kilograms, but less than 1,000 kilograms, of hazardous waste per month.

Large Quantity Generators (LQG) generate 1,000 kilograms per month or more of hazardous waste, or more than 1 kilogram per month of acutely hazardous waste.

US RCRA Generators (CESQG, SQG, LQG)

Location 33.59053, -117.2367
Distance to site 4139 ft / 0.78 mi NE
Info URL http://iaspub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110002617204
EPA Identifier 110002617204
Primary Name US FAMILY CARE
Address 36450 INLAND VALLEY DR
City WILDOMAR
County RIVERSIDE
State CA
Zipcode 92595
Programs RCRAINFO
Program Interests SQG
Updated On 26-JAN-12
Recorded On 01-MAR-00

Location 33.59773, -117.2438
Distance to site 5177 ft / 0.98 mi N
Info URL http://iaspub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110014461242
EPA Identifier 110014461242
Primary Name USA GASOLINE CORPORATION FACILITY NO 844
Address 23905 CATT RD
City WILDOMAR
County RIVERSIDE
State CA
Zipcode 92595
Programs HWTS-DATAMART, RCRAINFO
Program Interests SQG, STATE MASTER
Updated On 26-JAN-12
Recorded On 01-JUL-03

US ACRES (Brownfields)

This database returned no results for your area.

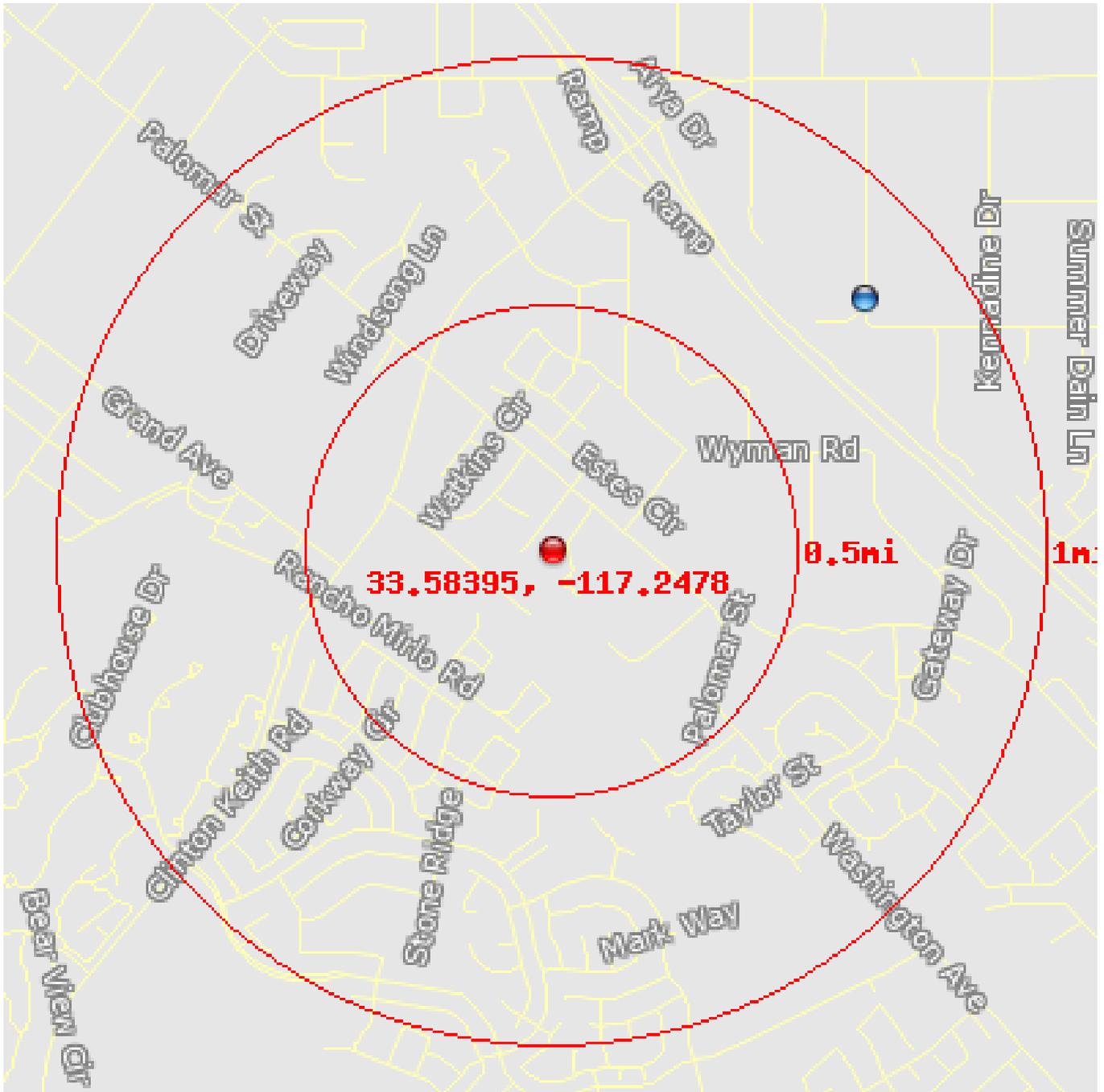
Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands. The Assessment, Cleanup and Redevelopment Exchange System (ACRES) is an online database for Brownfields Grantees to electronically submit data directly to The United States Environmental Protection Agency (EPA)

US NPDES

This database returned no results for your area.

The NPDES module of the Compliance Information System (ICIS) tracks surface water permits issued under the Clean Water Act. Under NPDES, all facilities that discharge pollutants from any point source into waters of the United States are required to obtain a permit. The permit will likely contain limits on what can be discharged, impose monitoring and reporting requirements, and include other provisions to ensure that the discharge does not adversely affect water quality.

CA Registered Underground Storage Tanks



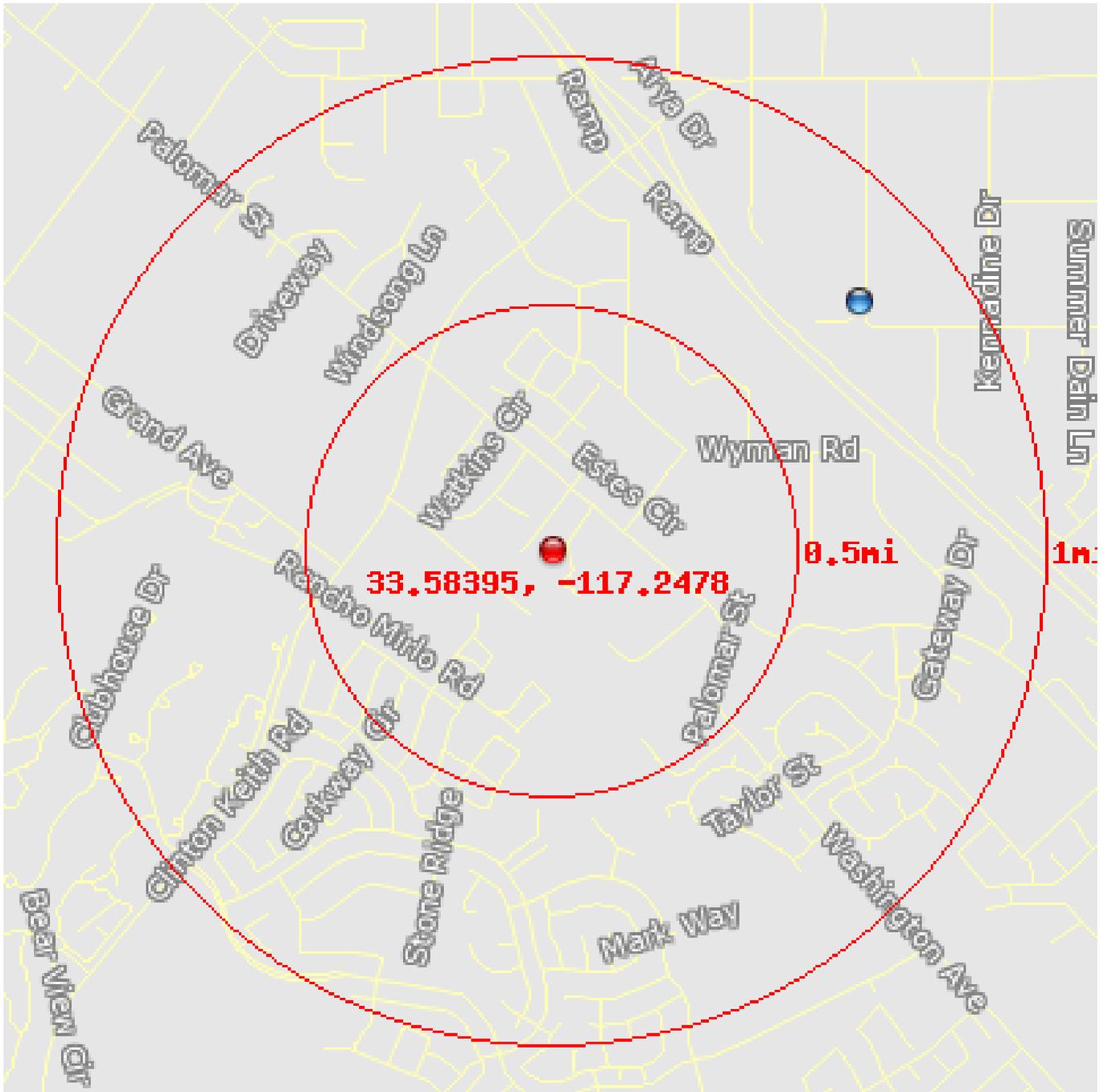
This database returned 1 results for your area.

Underground storage tanks containing hazardous or petroleum substances are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The State Water Resources Control Board's GeoTracker database provides the list of permitted Underground Storage Tanks (UST).

CA Registered Underground Storage Tanks

Location	33.59122, -117.2368
Distance to site	4274 ft / 0.81 mi NE
Site Name	INLAND VALLEY REGIONAL MEDICAL CENTER
Permitting Agency	RIVERSIDE COUNTY
Address	36485 INLAND VALLEY DR
City	Wildomar
Zip	92595
County	Riverside

CA Leaking Underground Storage Tanks



This database returned 1 results for your area.

Information on Leaking underground storage tanks containing hazardous or petroleum substances is maintained in the State Water Resources Control Board's GeoTracker database.

CA Leaking Underground Storage Tanks

Location	33.59111, -117.237
Distance to site	4211 ft / 0.8 mi NE
Site Name	INLAND VALLEY REGIONAL MED CTR
Site Street Number	36485
Site Street Name	INLAND VALLEY DR
Site City	WILDOMAR
Site State	CA
Site Zip	92595
Site County	Riverside
Status	Completed - Case Closed
Status Date	2006-10-13
Lead Agency	SAN DIEGO RWQCB (REGION 9)
Local Agency	RIVERSIDE COUNTY LOP
File Location	Regional Board
Contaminant	Diesel, Other Solvent or Non-Petroleum Hydrocarbon
Contaminated Medium	Aquifer used for drinking water supply

CA CERCLIS Equivalent

This database returned no results for your area.

The Department of Toxic Substances Controls (DTSC) Site Mitigation and Brownfields Reuse Program (SMBRP) EnviroStor database identifies CERCLIS equivalent sites as "State Response". These are sites known or suspected to contain uncontrolled or abandoned hazardous substance facilities.

CA NPL Equivalent

This database returned no results for your area.

The Department of Toxic Substances Controls (DTSC) Site Mitigation and Brownfields Reuse Program (SMBRP) EnviroStor database identifies sites on the National Priority List (NPL). This is the equivalent of the Federal NPL identifying facilities and study areas with known contamination that are given priority for remedial action.

CA Hazardous Waste Sites

This database returned no results for your area.

The Department of Toxic Substances Controls (DTSC) Site Mitigation and Brownfields Reuse Program (SMBRP) EnviroStor database identifies Hazardous Waste Sites. These include...

All hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code.

All land designated as hazardous waste property or border zone property pursuant to Article 11 (commencing with Section 25220) of Chapter 6.5 of Division 20 of the Health and Safety Code.

All information received by the Department of Toxic Substances Control pursuant to Section 25242 of the Health and Safety Code on hazardous waste disposals on public land.

All sites listed pursuant to Section 25356 of the Health and Safety Code.

All sites included in the Abandoned Site Assessment Program.

CA Activity Use Restrictions

This database returned no results for your area.

Activity and Use Limitations (AULs), also known as Environmental Land-Use Controls (LUCs) – An AUL is a restriction, covenant or notice concerning the use of real property, which is imposed on real property. AULs and LUCs are further categorized as Institutional Controls (ICs) and Engineering Controls (ECs). An IC is a legal or regulatory restriction on the use of a property, limiting the use of groundwater and excavations or preventing such businesses as day care centers or schools on the property. An EC involves physical means of restricting site access or use in order to prevent the spreading or exposure of a contaminant. Frequently implemented engineering controls include requiring black top on the surface, building of structures to prevent exposure or even notices to the public that are posted on the grounds warning of contaminants.

CA Spills, Leaks, Investigations, and Cleanups

Location	33.59111, -117.237
Distance to site	4211 ft / 0.8 mi NE
Site Name	INLAND VALLEY REGIONAL MED CTR
Site Street Number	36485
Site Street Name	INLAND VALLEY DR
Site City	WILDOMAR
Site State	CA
Site Zip	92595
Site County	Riverside
Status	Completed - Case Closed
Status Date	2006-10-13
Lead Agency	SAN DIEGO RWQCB (REGION 9)
Local Agency	RIVERSIDE COUNTY LOP
File Location	Regional Board
Contaminant	Diesel, Other Solvent or Non-Petroleum Hydrocarbon
Contaminated Medium	Aquifer used for drinking water supply

CA Solid Waste Landfills

This database returned no results for your area.

The Solid Waste Landfill List (SWLF) database is provided by the California Solid Waste Information System (SWIS) and consists of both open as well as closed inactive solid waste disposal facilities and transfer stations pursuant to the Solid Waste Management and Resource Recovery Act of 1972.

CA Oil and Gas Wells

This database returned no results for your area.

The California Department of Conservation, Division of Oil, Gas and Thermal Resources (DOGGR) was created to serve the needs of the state, local governments, and industry by regulating statewide oil and gas activities with uniform laws and regulations. The DOGGR supervises the drilling, operation, maintenance, and plugging and abandonment of onshore and offshore oil, gas, and geothermal wells, preventing damage to: (1) life, health, property, and natural resources; (2) underground and surface waters suitable for irrigation or domestic use; and (3) oil, gas and geothermal reservoirs.

CA Voluntary Cleanup Sites

This database returned no results for your area.

The Department of Toxic Substances Controls (DTSC) Site Mitigation and Brownfields Reuse Program (SMBRP) EnviroStor database identifies Voluntary Cleanup sites. These sites include low threat level properties with confirmed or unconfirmed releases. The responsible parties have requested that DTSC oversee investigation and/or cleanup activities and agreed to offset DTSC expenses.



APPENDIX F

INTERVIEW DOCUMENTATION

3030 River Road
Ashland City, TN 37015
www.aaienvcorp.com

Phone: 888-221-0297
Fax: 866-255-1622
info@aaienvcorp.com

User Questionnaire

Property Address: Undeveloped Land-10 acres
23151 Palomar St, Wildomar, CA 92595

The following questionnaire is required by the new ASTM Standard E-1527-13, which adheres to the All Appropriate Inquiries Rule, by the United States Environmental Protection Agency

If you answer yes to any of the questions, and need additional space to explain, please use additional paper and reference the question number.

(1.) Environmental liens that are filed or recorded against the property (40 CFR 312.25).

Did a search of recorded land title records (or judicial records where appropriate, identify any environmental liens filed or recorded against the property under federal, tribal, state or local law?

No

*In certain jurisdictions, federal, tribal, state, or local statutes, or regulations specify that environmental liens and activity & use limitations (AULs) be filed in judicial records rather than in land title records. In such cases judicial records must be searched for environmental liens and AULs.

(2.) Activity and use limitations that are in place on the property or that have been filed or recorded against the property (40 CFR 31).

Did a search of recorded land title records (or judicial records where appropriate, identify any AULs, such as: engineering controls, land use restrictions or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state or local law?

No

(3.) Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).

Do you have any specialized knowledge or experience related to the property or nearby properties?

No

*For example, are you involved in the same line of business as 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?

Property Address: 23151 Palomar St., Wildomar, CA 92595

(4.) Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29).

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?

No

(5.) Commonly known or reasonably ascertainable information about the property (40 CFR 312.30).

Are you aware of 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,

(a.) Do you know the past uses of the Property?

No

(b.) Do you know of specific chemicals that are present or once were present at the Property?

NONE

(c.) Do you know of spills or other chemical releases that have taken place at the Property?

NONE

(d.) Do you have any prior knowledge that the Property was developed with a gas station, dry cleaner, machine shop or industrial facility in the past?

No

Property Address: 23151 Palomar St., Wildomar, CA 92595

(e.) Have you been informed of the past existence of hazardous substances or petroleum products with respect to the Property or any facility located on the Property?

No

(f.) Do you know if one or more underground storage tanks (USTs) or septic tanks were previously located at the Property.

NONE

(g.) Do you know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum products involving the Property by any owner or occupant of the Property?

NONE

(h.) Do you have any prior knowledge that any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials have been dumped above grade, buried and/or burned on the Property?

No

(6.) The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).

Based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of releases at the property?

No

(7.) For what purpose is this Phase I Environmental Site Assessment being

Property Address: 23151 Palomar St., Wildomar, CA 92595

conducted, i.e. real estate transaction, lender requirement, etc.?

Real Estate Transaction

(8.) Who is the current owner of the Property and how long has he/she owned the Property?

Palomar Office Center LLC

(9.) Do you have a Title Search for the Property?

Yes

*If not, would you like us to order one? We are required to ask the Client this question, even though it is an additional scope, not included in the ASTM standard. The approximate cost for a Title Search with analysis and incorporation into the report is \$1,000 (varies according to the subject property).

I certify that the above responses were made to the best of my knowledge.

Print Name: NANCY Dufresne

Address: 23151 Palomar Street Murrieta CA 92562

Relationship to Subject Property: _____

Signature: Nancy Dufresne

Date: 3/19/14



APPENDIX G

STATEMENT OF QUALIFICATIONS

3030 River Road
Ashland City, TN 37015
www.aaienvcorp.com

Phone: 888-221-0297
Fax: 866-255-1622
info@aaienvcorp.com

All Appropriate Inquiries Environmental Corporation™

Daniel G. Tims

Chief Operations Officer

State of Tennessee Professional Geologist

Experience

Mr. Tims is responsible for overall management of the company. Dan has performed, participated in and managed over 6,000 Phase I, II and III environmental site assessments throughout the United States, Canada and Mexico. Dan has over 25 years of environmental-related work experience in the environmental, geothermal and oil fields. His experience includes: environmental site assessments; remediation projects; NEPA compliance; as well as; asbestos and lead-based paint abatement; directional drilling and formation evaluation in the oilfield and geothermal field. He has extensive experience in groundwater supply and monitoring well design and installation. Having completed numerous hydrogeological investigations in a large variety of subsurface settings, Dan brings vast experience to each project he manages.

Some of Dan's representative experience includes:

- ⇒ Over 1,200 environmental site assessments, asbestos and lead-based paint consulting, as well as, NEPA-Compliance reports for various sites throughout the U.S. for radio & television broadcast towers and cell towers for American Tower, Cingular, Sprint, AT&T, Verizon Wireless & T-Mobile.
- ⇒ A 1,000-foot deep industrial groundwater supply well for Smurfit-Stone Corporation in the city of Vernon, CA that pumps at a maximum of 1,600 gallons per minute, with an average pumping rate of 800 gallons per minute on a 24-hour a day basis; environmental studies, well design, field scheduling and oversight, obtaining numerous permits from local, state and national agencies, well development design, pilot bore design and analysis, geophysical survey analysis, e-log analysis, neutron log analysis, bore log analysis, and final report writing oversight.
- ⇒ Phase II Environmental Site Assessment for litigation support in the proposed Newhall Farm and Land Development for Medallion Oil Company near Newhall, CA, which consisted of over 200 exploratory trenches at 180 active and inactive oil & gas wells.
- ⇒ Phase I & II environmental assessments, as well as, site characterization and remediation of oilfield property in Elk City, OK.
- ⇒ Phase I & II environmental site assessments of 14 beverage plants throughout the United States.

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- ⇒ Phase I Environmental Assessment of 26 oil and gas well production sites in Woods County, Oklahoma.
- ⇒ Over 100 environmental site assessments for United Commercial Bank, throughout California.
- ⇒ Developmental directional drilling in the Anschutz Field in southwestern Wyoming; mud rotary drilling through metamorphic rocks to a depth of over 9,000 feet below ground surface.
- ⇒ Developmental directional drilling in the Lake County Geothermal field in Lake County, California. This project included mud rotary drilling through igneous rock to over 10,000 feet below ground surface to help with production of geothermal-heated wells that were being used for public energy supplies for five counties in northern California.
- ⇒ Exploratory directional drilling and formation evaluation in the Channel Islands oilfield, offshore California for Exxon Corporation project. This project included setting up and managing formation evaluation equipment that utilized gamma ray, resistivity and neutron logs for downhole formation evaluation.

Certifications

State of Tennessee Professional Geologist #5324

Former State of California Licensed C-57 Water Well Contractor

Measurement While Drilling Engineer, Long Course Certified,
Teleco Oilfield Services

E.P.A. Certified Asbestos Inspector

40-hour OSHA HAZWOPER Training

Education

Post Graduate Studies for Master of Science in Hydrogeology;
coursework complete to thesis, California State University, Northridge

Environmental Protection Agency Seminar on Site Characterization
and Remediation of Dense Non-Aqueous Phase Liquids

Measurement While Drilling Long Course, Teleco Oilfield Services

Post Graduate Studies in Geosciences at University of Louisiana,
Monroe

Bachelor of Science in Geology at Centenary College

All Appropriate Inquiries Environmental Corporation™

Carol A. Mears

Project Manager

Experience

Ms. Mears is responsible for project management including conducting site assessments, report writing, and supervision of project work by junior-level scientists. Carol has performed, participated in and managed over 200 Phase I and II environmental site assessments throughout the United States. Carol has over 15 years of environmental-related work experience in the environmental field. Her experience includes: environmental site assessments; remediation projects; NEPA compliance; as well as; asbestos and lead-based paint abatement; botanical surveys and wetland delineations for land development including wind farms and natural gas drilling sites. Ms. Mears has acquired extensive expertise in collection and documentation of environmental samples including surface water, groundwater, surface soil, subsurface soil, and air samples.

Some of Carol's representative experience includes:

- ⇒ Over 200 environmental Phase I environmental site assessments, for various site developments as well as established sites throughout the U.S., including projects for Oldcastle Glass, Verizon, D.R. Horton, Baker-Donelson, Life Care Centers of America, JP Morgan, Regions Bank, and BB&T.
- ⇒ Performed over 50 Phase II Environmental Assessments including subsurface soil and groundwater sampling to satisfy due diligence investigations for clients. Ms. Mears performed sampling using a hand auger as well as supervised subsurface investigation contractors that utilize GeoProbe direct-push technology, and hollow-stem auger drilling methods.
- ⇒ Performed limited and comprehensive asbestos assessments at properties in Tennessee, for various clients including nursing homes and Metro-Davidson County storm-water department. Ms. Mears conducted comprehensive asbestos sampling in a citywide project for residences scheduled for demolition after a 2010 flood event and FEMA buyout.
- ⇒ Participated as team leader and site manager for biannual groundwater sampling of over 200 monitoring wells located on and within the vicinity of the Volunteer Army Ammunition Plant (Chattanooga, TN) for the United States Army Corps of Engineers. Site activities included well development and monitoring for contaminants ranging from toluene to dinitro- and trinitrotoluene (TNT).

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- ⇒ Participated in CFI Lease Area Soil Nitrate Investigations at Volunteer Army Ammunition Plant (Chattanooga, TN) as Site Manager, coordinating soil borings and sampling with on-site laboratory analyses, and worked with subsurface investigation contractors utilizing Geoprobe drilling methods.
- ⇒ Conducted wetland and waters surveys for midstream and upstream clients (Northeast Ohio) including wetland delineations. In addition, Carol performed associated threatened and endangered species (i.e. Indiana Bat) habitat surveys for these projects.
- ⇒ Field member of teams conducting assessments for jurisdictional wetlands and other waters of the U.S. for wind farm projects in Texas, Ohio, Indiana, Oklahoma, Minnesota, North Dakota, and South Dakota. Conducted wetland delineations and collected GPS coordinates in the field, assisted in determination of the location of aquatic features that should be avoided for placement of wind turbine pads and other necessary supporting structures of the project.
- ⇒ Conducted two Environmental Assessments (NEPA/DOJ) as well as a J-15 Attachment Update for expansion of Pine Prairie Correctional Facility, a private, low to mid-level security prison in Louisiana.

Certifications

US Army Corps of Engineers Wetland Delineation Training Course (USACE 1987 Manual)/Eastern Mountains and Piedmont Regional Supplement Training

E.P.A. Certified Asbestos Inspector

40-hour OSHA HAZWOPER Training

Education

Post Graduate Studies for Master of Science in Aquatic Ecology and Botany; coursework complete to thesis, University of Alabama, Tuscaloosa

Post Graduate Studies in Biology at Youngstown State University

Bachelor of Science in Biology at Youngstown State University