



**PRIORITY ONE ENVIRONMENTAL, INC.**  
**MURRIETA, CA**  
**800-704-4193**  
**WWW.PRIORITY1ENVIRONMENTAL.COM**

**PHASE II ENVIRONMENTAL SITE ASSESSMENT REPORT**

**JANUARY 20, 2022**  
**PROJECT # P1E 2022-01-01**

**SUBJECT PROPERTY**  
34443 WEST FLORIDA AVENUE AND  
34725 HIGHWAY 75,  
HEMET, CA 92545  
APN: 465-040-25, 465-040-26, 465-040-27

***PREPARED FOR:***  
**JOSEPH RIVANI**  
**GLOBAL INVESTMENT AND DEVELOPMENT, LLC.**  
3470 WILSHIRE BOULEVARD, #120,  
LOS ANGELES, CA 90010

PHASE II ENVIRONMENTAL SITE ASSESSMENT REPORT  
34443 WEST FLORIDA AVENUE AND 34725 HIGHWAY 75, HEMET, CA 92545

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PRIORITY ONE ENVIRONMENTAL, INC.  
40686 CHIANTI CIR,  
MURRIETA, CA 92562  
OFFICE: 800-704-4193  
P1E@P1ENVIRONMENTAL.COM

Joseph Rivani  
Global Investment and Development, LLC.  
3470 Wilshire Boulevard, #120,  
Los Angeles, Ca 90010

Subject: Additional Phase II Environmental Site Assessment for  
34443 West Florida Avenue and 34725 Highway 75,  
Hemet, CA 92545  
APN: 465-040-25, 465-040-26, 465-040-27  
Riverside County

## **1. Introduction**

As requested, Priority One Environmental, Inc. has prepared a Limited Phase II Environmental Site Assessment (ESA) for the Property located at 34443 West Florida Avenue and 34725 Highway 75, Hemet, CA 92545. The property is identified by the Assessor's Parcel Numbers (APNs) 465-040-25, 465-040-26, 465-040-27. For the purpose of this report, the term "Property" shall refer to either one property or multiple properties. Priority One Environmental, Inc. conducted a Phase I ESA Report, date January 25, 2019. The report identified the following recognized environmental condition:

**Recognized Environmental Conditions:** *an AST was observed by GEOCON in their site reconnaissance of the subject property as part of a Geotechnical Investigation report conducted in 2004. The 1985, 1989, 1996, and 2002 Aerial Photographs show a possible long narrow object located on the southeast portion of the subject property. Based on the lack of secondary containment structure located on the subject property and likeness that the tank was placed directly on soil; this is considered a significant environmental concern.*

### ***Site History***

From the 1940s to sometime in the early 2000s, the subject property was used as a rock quarry. A residence existed on the subject property from 1949 to early 1980s. Additional the site is listed under individual names in 1975 and 1980 and is no longer listed in 1985. Possibly as earliest as 1985, an AST existed onsite which was also observed during the site reconnaissance as part of a Geotechnical Investigation conducted by GEOCON in early 2004. Since 2004, the subject property has been vacant land.

### **Site Description**

#### ***Location and Legal Description***

The property consists of three parcels, located at 34443 West Florida Avenue and 34725 Highway 75, Hemet, CA 92545. The property is identified by the Assessor's Parcel Numbers (APNs) 465-040-25, 465-040-26, 465-040-27.

### ***Site and Vicinity General Characteristics***

The subject property is located in the west of the City of Hemet and east of the community of Valle Vista in the San Jacinto Valley, located in Riverside County, California. The subject property is located on the south side of the west to east trending West Florida Avenue. The surrounding properties consists of Agricultural, undeveloped land and residential single-family residential properties.

### ***Description of Improvements on Property***

The subject property consists of an approximately 30-acres of vacant land. Traversing the site from north to south along the west, east and mid portions of the property are dirt trails which connect to a dirt road that cross the south boundary of the subject property from east to west. The south portion of the property is a rocky knoll that appears to have sections of disturbed earth. Several piles of gravel are located in the southeast portion of the property. Powerlines are located along the north side of the south dirt trail.

### ***Current Uses of Adjoining Properties***

Direction	Type of Use
North	West Florida Ave – tract of single-family homes.
East	Tract of manufactured homes and vacant land.
South	Vacant land and 34737 Lyn Ave (Farmland).
West	Vacant land.

## **2. Regional Geology**

### ***Introduction***

Underlying the majority of the property is the Holocene to late Pleistocene age Alluvial deposits. A pocket of Plutonic Rocks is mapped in the central portion of the subject property. Mantling the alluvium at the site is a veneer of soil and concrete hardscape. These units are described below:

### **Surficial Material**

#### **Soil**

Mantling the property is a varying thickness of residual soil. The soil consists of brown, sandy silt and were slightly moist at the time of our investigation.

#### **Alluvium (Qa)**

The Property is located in an area of older alluvial deposits that have been accumulating since Pleistocene time. These materials consist of course to gray to light brown pebble-gravel, sand, and silty-clay, unconsolidated, undissected. These deposits are moderately dense, and the moisture content varies seasonally.

#### **Plutonic Rocks (hdg)**

The central portion of the property is an area of medium grained holocrystalline rocks of the peninsular range batholith of Cretaceous age. The rock consists of gabbro, black to gray black, massive, composed mostly of hornblende, other minerals are calcic plagioclase feldspar, olivine, and secondary minerals such as epidote and chlorite.

## **Groundwater**

No springs or seeps were observed at the site. Groundwater was not encountered during drilling activities.

Based on a computerized review of historic groundwater well data as maintained by the California State Water Resource Control Board, the depth to the highest recorded regional groundwater surface within the vicinity of the property is 30 feet below ground surface, located approximately 1.15 miles to the west located at 33440 Highway 74, Hemet, CA 92545 (Santa Ana RWQCB ((Region 8) Case # 083303848T).

It should be recognized that the water table elevation might fluctuate with time. The depth to groundwater can be expected to fluctuate both seasonally and from year to year. Fluctuations in the groundwater level may occur due to variations in precipitation, irrigation practices at the property and in the surrounding areas, climactic conditions, flow in adjacent or nearby canals, pumping from wells and possibly as the result of other factors that were not evident at the time of our investigation.

### **3. Phase II Environmental Site Assessment**

#### ***Sampling Strategy and Locations***

Shallow subsurface soil sampling in the location of the former AST. Soil samples will be collected at approximately one to two feet below ground surface in a 3 by 3 grid pattern in the area of the suspected AST. Each sample will be approximately 10 feet apart, covering a total area of thirty feet by thirty feet. Samples will be analyzed for Total Petroleum Hydrocarbons

#### ***Health and Safety***

Underground Service Alert was contracted a minimum of 2 days prior to the start of work. The underground utility markings were reviewed prior to the start of any invasive work.

Prior to start of work, a brief "tailgate safety meeting" was conducted to inform the field crew of anticipated hazards and the emergency action plan for the site. On-site workers used Level D personal protective equipment.

#### ***Sample Locations and Collection Methods***

Soil boreholes were drilled on Tuesday, January 11, 2022.

<u>Borehole Name</u>	<u>Borehole Location (Grid)</u>	<u>Total Depth</u>	<u>Sampling Depth</u>	<u>Chemicals Analyzed.</u>
<u>S-1</u>	Southwest	2'	2'	TPH-CCID.
<u>S-2</u>	West.	2'	2'	TPH-CCID.
<u>S-3</u>	Northwest	2'	2'	TPH-CCID.
<u>S-4</u>	South-Center	2'	2'	TPH-CCID.
<u>S-5</u>	Center	2'	2'	TPH-CCID.
<u>S-6</u>	North-Center	2'	2'	TPH-CCID.
<u>S-7</u>	Southeast	2'	2'	TPH-CCID.

<u>S-8</u>	East	2'	2'	TPH-CCID.
<u>S-9</u>	Northeast	2'	2'	TPH-CCID.

### ***Soil Sampling Method***

Samples were obtained using a hand auger and hand tools to reach the desired depth. Samples were collected in lab approved metal samplers. The selected samples were immediately placed on ice and transported under chain of custody to DHS-certified Enviro-Chem, Inc. in Pomona, California. The samples' locations are depicted in Plate 1.

### ***Borehole Description***

The boreholes encountered a brown to dark brown sandy silt. Groundwater was not encountered.

### **Laboratory Result for Sub-slab Soils**

#### **Total Petroleum Hydrocarbons (TPH), Carbon Chain Analysis, EPA Method 8015B.**

Total Petroleum Hydrocarbons (TPH) Carbon Chain Analysis, EPA Method 8015B										
Element	Concentration (mg/Kg)									RSLs
Sample ID	S-1	S-2	S-3	S-4	S-5	S-6	S-7	S-8	S-9	Tier 1
C4-C10	ND	ND	ND	ND	ND	ND	ND	ND	ND	100
C10-C28	ND	ND	ND	ND	ND	ND	ND	ND	ND	260
C28-C35	ND	ND	ND	ND	ND	ND	ND	ND	ND	1,600

### **Proposed/Future Use**

The current use is vacant land. The proposed use of the property is redevelopment of the property into a residential tract.

### **Summary and Opinion**

The property is located at 34443 West Florida Avenue and 34725 Highway 75, Hemet, CA 92545. The property is identified by the Assessor's Parcel Numbers (APNs) 465-040-25, 465-040-26, 465-040-27. The purpose of this Phase II ESA is to evaluate the subsurface soils in the area of the former AST located on the southeast portion of the subject property.

Soil samples were non-detect for TPHs.

### **Conclusion**

The proposed use of the property is redevelopment of the property into a residential tract. Based on the results of this investigation, a release was not found.

### **Recommendations**

Based on the results of this investigation, no further investigation is recommended at this time.

### ***Special Terms and Conditions***

We have been authorized by Joseph Rivani to perform a Phase II environmental site assessment of the subject property. It is our understanding that Joseph Rivani will use the information contained in this report for due diligence and as part of the financing of the property. Without prior written consent of the client, Priority One Environmental, Inc. will keep confidential and not disclose to any person or entity, and data or information provided by the client or generated in conjunction with the performance of this study, except when required by law. Provisions of confidentiality shall not apply to data or information obtained from the public domain or acquired from third parties not under obligation to the client to maintain confidentiality.

### ***User Reliance***

This report was prepared for the exclusive use of Joseph Rivani. No other person or entity is entitled to rely upon this report without the specific written authorization of Priority One Environmental, Inc. Such reliance is subject to the same limitations, terms, and conditions as the original contract with the client. Priority One Environmental, Inc. specifically disclaims any responsibility for any unauthorized use of this report.

### ***Limitations***

Our professional services were performed, our findings obtained, and our conclusions proposed in accordance with generally accepted principles and practices. This warranty is in lieu of all other warranties either expressed or implied. Test findings and statements of professional opinion do not constitute a guarantee or warranty, expressed or implied.

Opinions provided herein apply to the currently available data, and existing and reasonably foreseeable conditions at the time of this investigation. They cannot apply to changes in site conditions of which this office is unaware or has not had the opportunity to evaluate. Soil samples are collected from a small “representative area of soil”, these samples are assumed to represent the chemical makeup of the general area, as such there may be variations in adjacent soils. To further reduce the client’s liabilities, additional samples may be collected and analyzed to lower the possibility of generalizing the conditions and/or not locating an area of impacted soils at the site. Changes in conditions at the property may occur with time due to natural processes or works of man on the property or adjacent properties. Depending on the nature of the abandonment of the well and its current connection to the oil aquifer additional release can/may occur over time if this should happen the well should be reopened a properly abandon. Changes in conditions at the properties may occur with time due to natural processes or works of man on the properties or adjacent properties. Specifically, the properties are still under active use and chemicals may be applied to the properties between the date of this report and property redevelopment.

Changes in applicable standards may also occur as a result of legislation or broadening of knowledge. Accordingly, findings of this report may be invalidated, wholly or in part, by changes beyond our control.

#### **4. Professional Signature**

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.

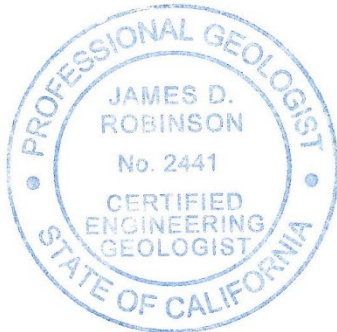
It has been a pleasure to be of service. If any questions arise, please contact our office.

Sincerely,

***Priority One Environmental, Inc.***



***James D. Robinson***  
***Signed on January 20, 2022***  
**Professional Geologist**



***Paul J. Robinson***  
***Signed on January 20, 2022***  
***Environmental Professional***

#### **5. Appendix**

Plate 1 – Site Map

Figures – Vicinity and Topographic Map

Analytical Results (Soil) – Enviro Chem



1989 Aerial Photograph

Area of  
Grid Pattern sampling

Current Aerial Photograph

Area of  
Grid Pattern sampling

S-3	S-6	S-9
S-2	S-5	S-8
S-1	S-4	S-7



ALL MAP DISTANCES ARE APPROXIMATE  
Not to Scale

34443 WEST FLORIDA AVENUE AND 34725 HIGHWAY 75, HEMET, CA 92545  
P1E 2022-01-01      DATE: 01/18/2022







FIGURE 1 - VICINITY MAP

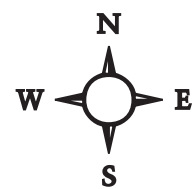


FIGURE 1



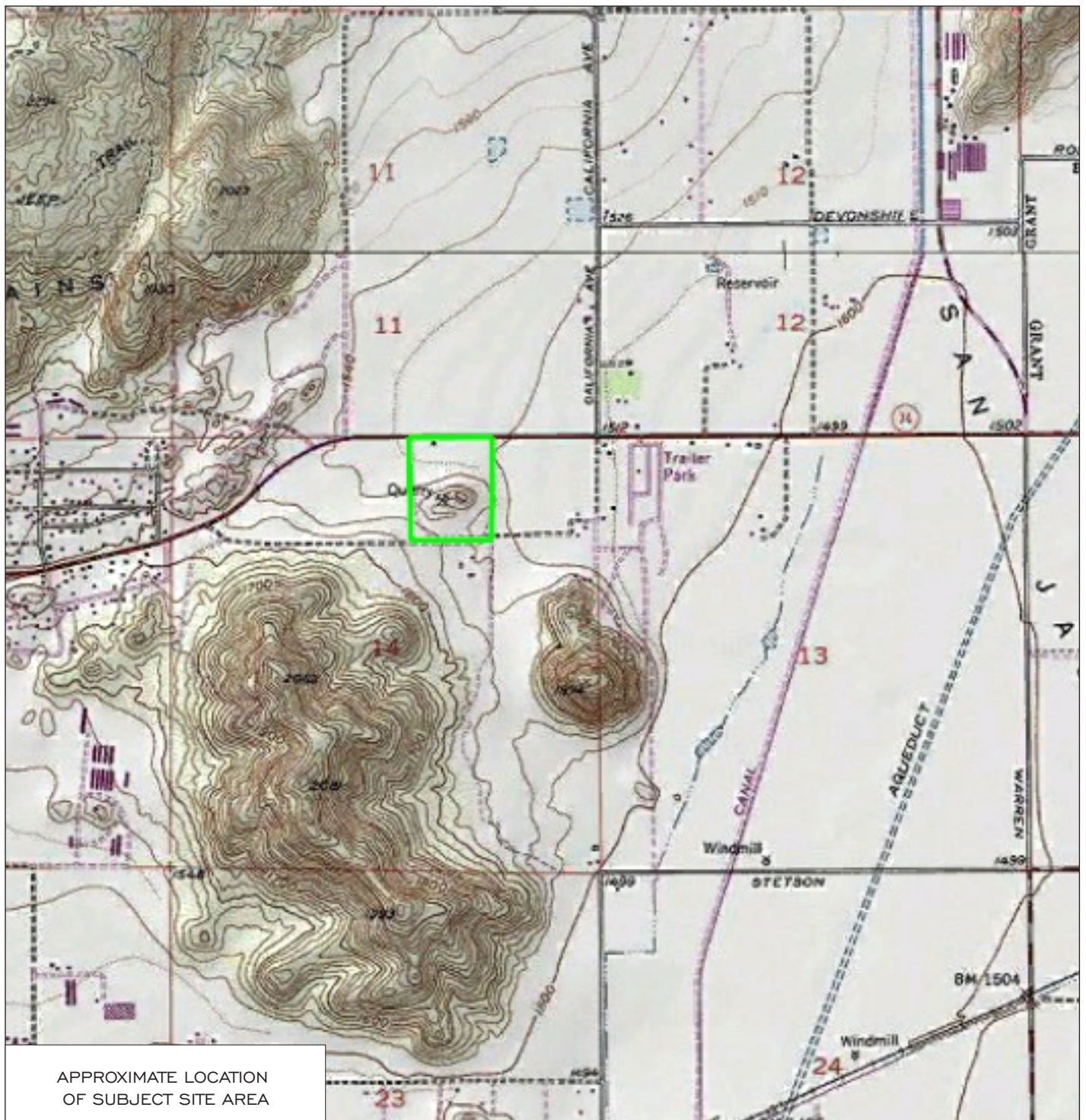


FIGURE 2 - LOCATION MAP

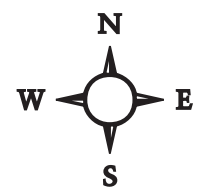


FIGURE 2

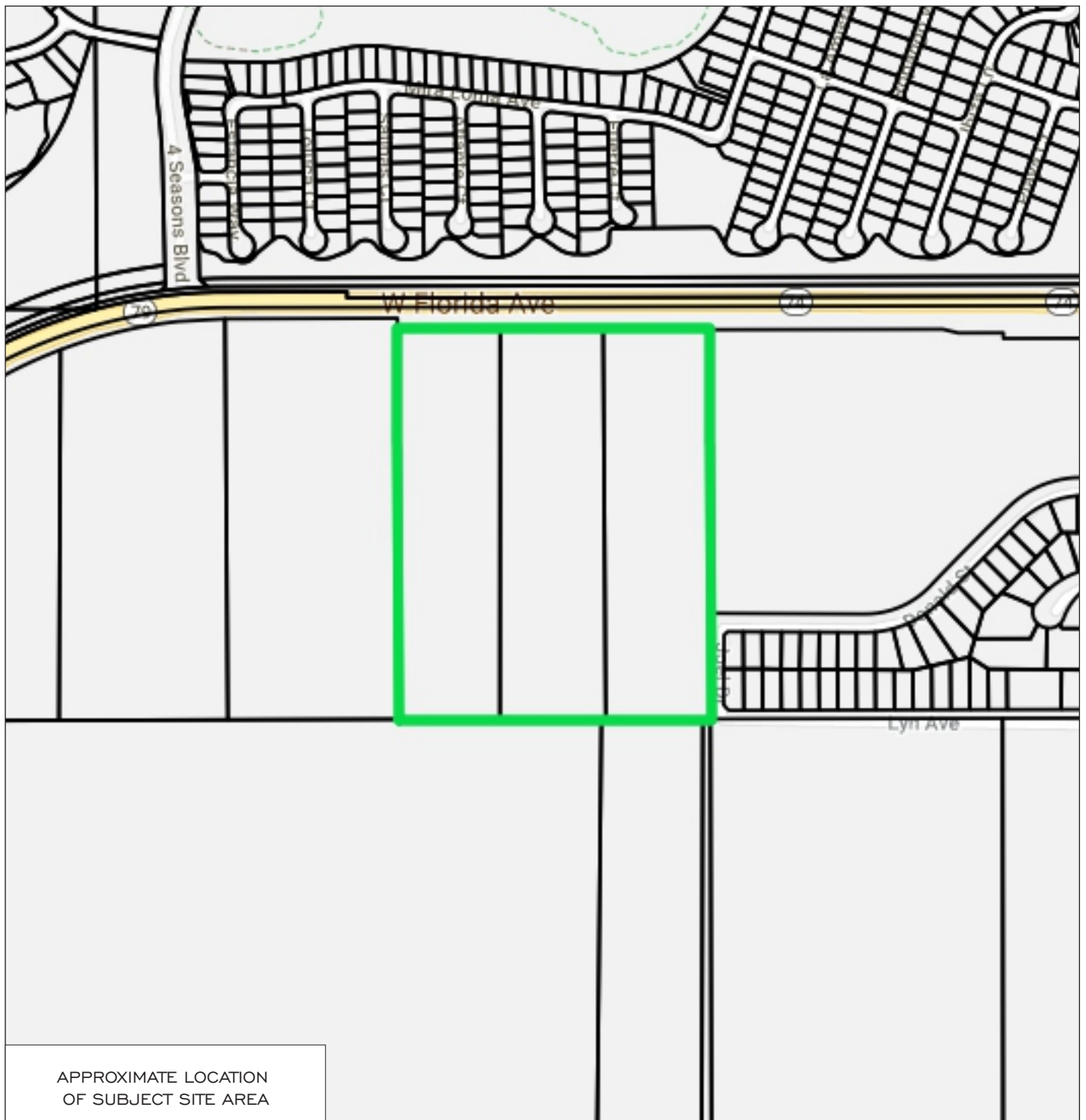


FIGURE 3 - PARCEL MAP



FIGURE 3

**Enviro - Chem, Inc.**  
**1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907**

Date: January 14, 2022

Mr. Paul Robinson  
Priority One Environmental  
19528 Ventura Blvd #268  
Tarzana, CA 91356  
Tel: (800) 704-4193 E-Mail: Priority1Environmental@GMail.com

Project: **PlE-22-01-01**  
Lab I.D.: **220111-5 through -13**

Dear Mr. Robinson:

The **analytical results** for the soil samples, received by our lab on January 11, 2022, are attached. The samples were received intact, and accompanying chain of custody.

Enviro-Chem, Inc. appreciates the opportunity to provide you and your company this and other services. Please do not hesitate to call us if you have any questions.

Sincerely,



Curtis Desilets  
Vice President



Pearl Wong  
Quality Manager

This data package has been reviewed for technical correctness and completeness. Release of this data has been authorized by the Laboratory Manager or Manager's Designee, as verified by the above signature which applies to this PDS File as well as any associated electronic data deliverable files. The results contained in this report meet all requirements of ELAP and pertain only to those samples which were submitted for analysis. This report may be reproduced only in its entirety.



**Enviro - Chem, Inc.**

1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

## LABORATORY REPORT

CUSTOMER: **Priority One Environmental**  
19528 Ventura Blvd. #268, Tarzana, CA 91356  
Tel(800)704-4193 E-Mail: [Priority1Environmental@gmail.com](mailto:Priority1Environmental@gmail.com)

PROJECT: **P1E-22-01-01**

MATRIX: SOIL

DATE SAMPLED: 01/11/22

REPORT TO: MR. PAUL ROBINSON

DATE RECEIVED: 01/11/22

DATE EXTRACTED: 01/12/22

DATE ANALYZED: 01/12/22

DATE REPORTED: 01/14/22

**TOTAL PETROLEUM HYDROCARBONS (TPH) - CARBON CHAIN ANALYSIS**

**METHOD: EPA 8015B**

**UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM**

SAMPLE I.D.	LAB I.D.	C4-C10	C10-C28	C28-C35	DF
S-1	220111-5	ND	ND	ND	1
S-2	220111-6	ND	ND	ND	1
S-3	220111-7	ND	ND	ND	1
S-4	220111-8	ND	ND	ND	1
S-5	220111-9	ND	ND	ND	1
S-6	220111-10	ND	ND	ND	1
S-7	220111-11	ND	ND	ND	1
S-8	220111-12	ND	ND	ND	1
S-9	220111-13	ND	ND	ND	1
METHOD BLANK		ND	ND	ND	1
PQL		10	10	50	

**COMMENTS**

C4-C10 = GASOLINE RANGE

C10-C28 = DIESEL RANGE


C28-C35 = MOTOR OIL RANGE

DF = DILUTION FACTOR

PQL = PRACTICAL QUANTITATION LIMIT

ACTUAL DETECTION LIMIT = DF X PQL

ND = NON-DETECTED OR BELOW THE ACTUAL DETECTION LIMIT

Data Reviewed and Approved by: 

CAL-DHS ELAP CERTIFICATE No.: 1555

Enviro Chem, Inc

1214 E. Lexington Avenue, Pomona, CA 91766

Tel (909)590-5905

Fax (909)590-5907

## 8015B QA/QC Report

Date Analyzed: 1/12/2022

Units: mg/Kg (ppm)

Matrix: **Soil/Solid/Sludge/Liquid**

Matrix Spike (MS)/Matrix Spike Duplicate (MSD)

Spiked Sample Lab I.D.: **220111-3 MS/MSD**

Analyte	SR	spk conc	MS	%MS	MSD	%MSD	%RPD	ACP %MS	ACP RPD
C10~C28 Range	0.00	200	204	<b>102%</b>	198	<b>99%</b>	<b>3%</b>	<b>75-125</b>	<b>0-20%</b>

### LCS STD RECOVERY:

Analyte	spk conc	LCS	% REC	ACP
C10~C28 Range	200	187	<b>94%</b>	<b>75-125</b>

Analyzed and Reviewed By: \_\_\_\_\_

Final Reviewer: \_\_\_\_\_

